



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House No. 07, Ground + First + Second Upper Floor, " **Shri Vallabh Row Houses** ", Survey No. 527+528+529+530, Plot No11+12/1 to 6, Near Kids Kingdom Pre School, Sagar Village, Mumbai - Agra National Highway, Jatra Hotel, Village – Adgaon, Taluka & District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India. belongs Name of Proposed Purchaser: **Sau.Vaishali Rameshwar Wagh**. Name of Owner: **Shri. Gyandev Digambar patil & Sau. Meenakshi Bharat Patil**.

Boundaries of the property.

	Row House
North	Row House No. 06
South	Plot No. 10
East	Plot No. 06
West	Colony Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at ` **52,63,800.00 (Rupees Fifty-Two Lakh Sixty-Three Thousand Eight Hundred Only)**.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Manoj  
Chalikwar**

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Encl: Valuation report.

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2023.12.23 17:30:55 +05'30'

**Auth. Sign.**



**Nashik** : 4, 1<sup>st</sup> Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)  
E-mail : nashik@vastukala.org, Tel. : +91 253 4068262 / 9890380564

### Our Pan India Presence at :

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- Regd. Office** : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
- TeleFax : +91 22 28371325/24
- mumbai@vastukala.org

**PROFORMA INVOICE**

<b>Vastukala Consultants (I) Pvt Ltd</b> B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. <b>PG-3956/23-24</b>	Dated <b>23-Dec-23</b>	
	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>	
Buyer (Bill to) <b>STATE BANK OF INDIA</b> RACPC NASHIK BRANCH 1st Floor, Patel Plaza, N.D.Patel Road, Opp BSNL, Landmark Seawoods Navratna Hotel Nashik-422001 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Reference No. & Date.	Other References	
	Buyer's Order No.	Dated	
	Dispatch Doc No. <b>005861/2304158</b>	Delivery Note Date	
	Dispatched through	Destination	
	Terms of Delivery		

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> (Technical Inspection and Certification Services)	997224	18 %	<b>1,500.00</b>
	<b>CGST</b>			<b>135.00</b>
	<b>SGST</b>			<b>135.00</b>
	<b>Total</b>			<b>1,770.00</b>

Amount Chargeable (in words) E. & O.E

**Indian Rupee One Thousand Seven Hundred Seventy Only**

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	1,500.00	9%	135.00	9%	135.00	270.00
<b>Total</b>	<b>1,500.00</b>		<b>135.00</b>		<b>135.00</b>	<b>270.00</b>

Tax Amount (in words) : **Indian Rupee Two Hundred Seventy Only**

Company's Bank Details

Bank Name : **ICICI Bank Ltd - Nashik**

A/c No. : **345505001235**

Branch & IFS Code: **Nashik - Adgaon Naka & ICIC0003455**



UPI Virtual ID : vastukalaconsul@icici

**Remarks:**

005861/2304158 Proposed Purchaser: Sau. Vaishali Rameshwar Wagh.- Name of Owner: Shri. Gyandev Digambar patil & Sau. Meenakshi Bharat Patil. - Residential Row House No. 07, Ground + First + Second Floor, " Shri Vallabh Row Houses ", Survey No. 527+528+529+530, Plot No11+12/1 to 6, Near Kids Kingdom Pre School, Sagar Village, Mumbai - Agra National Highway, Jatra Hotel, Village - Adgaon, Taluka & District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India.

Company's PAN : **AADCV4303R**

**Declaration**

NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.  
MSME Registration No. - 27222201137

Customer's Seal and Signature

for Vastukala Consultants (I) Pvt Ltd

Authorised Signatory