



## VALUATION OPINION REPORT

This is to certify that the property Residential Flat No. 502, Fifth Floor, " Swami Charan ", Survey No. 93/ 1/ B, Plot No. 01, C.T.S.No. 4248, Near Sant Tukaram Maharaj Jogging Track, Shivaji Nagar, Gangapur - Satpur Link Road, Village – Gangapur, Taluka & District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India. belongs to Name of Owner: **Mr. Shashikant Dattaji Shinde & Mrs. Sangita Shashikant Shinde.**

Boundaries of the property:

Boundaries	Building ( As per Site )	Flat ( as per Plan )
North	Road	Marginal Space
South	Row Houses	Flat No. 501
East	Open Plot	Passage, Lift & Flat No. 503
West	Road	Marginal Space & 15. Mtr. 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 and valued for this particular purpose at ₹ 35,50,000.00 (Rupees Thirty-Five Lakh Fifty Thousand Only – After completion of the property). As per Site Inspection 76% Construction Work is Completed.

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.

Sharadkumar

B. Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report.

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org,  
Date: 2023.12.26 16:58:56 +05'30'

Auth. Sign.



Receiver  
Kadresh Yelmore

27/12/2023

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.	Dated
	PG-3991/23-24	26-Dec-23
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to)  <b>Union Bank of India</b> Gangapur Branch Shree Ganesh Avanue, Gangapur road Nashik 422013 GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	005896/2304193	
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>3,000.00</b>
	<b>CGST</b>			<b>270.00</b>
	<b>SGST</b>			<b>270.00</b>
Total				<b>₹ 3,540.00</b>

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

**Indian Rupee Three Thousand Five Hundred Forty Only**

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	3,000.00	9%	270.00	9%	270.00	540.00
<b>Total</b>	<b>3,000.00</b>		<b>270.00</b>		<b>270.00</b>	<b>540.00</b>

Tax Amount (in words) : **Indian Rupee Five Hundred Forty Only**

**Remarks:**

005896/2304193 Mr. Shashikant Dattaji Shinde & Mrs. Sangita Shashikant Shinde.-Residential Flat No. 502, Fifth Floor, " Swami Charan ", Survey No. 93/ 1/ B, Plot No.01, C.T.S.No. 4248, Near Sant Tukaram Maharaj Jogging Track, Shivaji Nagar, Gangapur - Satpur Link Road, Village – Gangapur, Taluka & District - Nashik, PIN Code – 422 007, 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

**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

for Vastukala Consultants (I) Pvt Ltd

Authorised Signatory