

Vastu/Nashik/12/2023/5924/2304209  
27/7-438 -CCRJ  
Date 27.12.2023

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.103, First Floor, " **Shree Murlidhar Heights Apartment** ", Gat No.299, Plot No.35, Opposite Yashu Coaching Center, Lakshmi Colony, Konark Nagar, Village – Adgaon, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India belongs **Shri.Pankaj Ghanshyam Mistri**

Boundaries of the property:

Boundaries	Building	Flat
North	Colony Road & Plot No.36	Flat No.102
South	Plot No.23,24	Building Side Margin
East	Plot No.34	Building Side Margin
West	Gat No.300	Staircase

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 **₹ 15,16,200.00 (Rupees Fifteen Lakh Sixteen Thousand Two Hundred Only – After Completion)** As per Site Inspection **86%** 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

Think.Innovate.Create

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

**Sharadkumar**

**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 Chalikwar  
DN: cn=Sharadkumar Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=Mumbai, email=cmd@vastukala.org,  
c=IN  
Date: 2023.12.27 12:56:15 +05'30'

Auth. Sign.



Received  
Kadresh Yelavare  
28/12/2023

**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. <b>PG-4006/23-24</b>	Dated <b>27-Dec-23</b>
Buyer (Bill to) <b>Union Bank of India</b> Gangapur Branch Shree Ganesh Awanue, Gangapur road Nashik 422013 GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>005924/2304209</b>	Delivery Note Date
	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>1,000.00</b>
	<b>CGST</b>			<b>90.00</b>
	<b>SGST</b>			<b>90.00</b>
<b>Total</b>				<b>₹ 1,180.00</b>

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

**Indian Rupee One Thousand One Hundred Eighty Only**

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	1,000.00	9%	90.00	9%	90.00	180.00
<b>Total</b>	<b>1,000.00</b>		<b>90.00</b>		<b>90.00</b>	<b>180.00</b>

Tax Amount (in words) : **Indian Rupee One Hundred Eighty Only**

**Remarks:**

005924/2304209 Shri.Pankaj Ghanshyam Mistri - Residential Flat No.103, First Floor, " Shree Murlidhar Heights Apartment ", Gat No.299, Plot No.35, Opposite Yashu Coaching Center, Lakshmi Colony, Konark Nagar, Village – Adgaon, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India.

**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

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

for Vastukala Consultants (I) Pvt Ltd  
**Pooja Dagare**  
Digitally signed by Pooja Dagare  
 DN: cn=Pooja Dagare, o=Vastukala Consultants (I) Pvt. Ltd., ou=Vastukala Consultants, email=accounts@vastukala.org, c=IN  
 Date: 2023.12.27 12:33:39 +05'30'  
 Authorised Signatory

This is a Computer Generated Invoice