



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.209, Second Floor, "Mahaveer Heights", Survey No.9/B/9/2/B/1, Near Shani Mandir, Jail Road, Village – Dasak, Taluka & District - Nashik, PIN Code – 422 101, State – Maharashtra, Country – India. belongs to **Sau.Mayuri Kailas Bagale**.

Boundaries of the property:

Boundaries	Building	Flat
North	9.00 Meter Colony Road	Flat No.210
South	Survey No.9/B/2	Flat No.208
East	18.00 Meter DP Road	Staircase & Lobby
West	Survey No.9/A	Marginal Space

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 ₹ 22,32,500.00 (Rupees Twenty-Two Lakh Thirty-Two Thousand Five Hundred Only). 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
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 15:23:03 +05'30'

Auth. Sign.



Deepak P. P. P.
28/12/2023



Nashik : 4, 1st 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 :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur

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

Vastukala Consultants (I) Pvt Ltd 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-4012/23-24	27-Dec-23
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) UNION BANK OF INDIA Nashik Highway Branch Shop no 2,3,4 sagar Plaza Amrut Dham Panchavati nashik GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	005929/2304215	
	Dispatched through	Destination
Terms of Delivery		

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)	997224	18 %	1,000.00
	CGST			90.00
	SGST			90.00
	Total			₹ 1,180.00

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
Total	1,000.00		90.00		90.00	180.00

Tax Amount (in words) : **Indian Rupee One Hundred Eighty 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:
 005929/2304215 Sau.Mayuri Kailas Bagale - Residential Flat No.209, Second Floor, " Mahaveer Heights", Survey No.9/B/9/2/B/1, Near Shani Mandir, Jail Road, Village – Dasak, Taluka & District - Nashik, PIN Code – 422 101, 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

for Vastukala Consultants (I) Pvt Ltd

Authorised Signatory

This is a Computer Generated Invoice