



Valuation Report Prepared For: BOI/ Nashik Main Branch / Shri. Satishkumar Bajarang Jadhav (006032/ 2304301) Page 2 of 23

Vastu/Nashik/01/2024/006032/2304301
01/3-3-RPBS
Date: 01.01.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.13, 4th Floor "Madhusa Glory", Survey No. 363 / 2 / 25 / 26, Plot No. 25 / 26, Behind Shivkrupa Sweets (Vrindavan Nagar), Beside Konark Nagar, Village- Adgaon, Taluka & District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India belongs to Name of Owner: **M/s. Siddhsai Buildcon**. Name of Proposed Purchaser: **Shri. Satishkumar Bajarang Jadhav & Sau. Mangla Satish Jadhav**.

Boundaries of the property.

North : Open Plot
South : Building
East : Open Plot
West : 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 ₹ 17,34,600.00 (Rupees Seventeen Lakh Thirty Four Thousand Six 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.

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, c=IN
Date: 2024.01.01 17:43:38 +05'30'

Auth. Sign.



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

Tax 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 CIN: U74120MH2010PTC207869 E-Mail : accounts@vastukala.org	Invoice No. NAS/2324/JAN/001	Dated 1-Jan-24
Buyer (Bill to) Bank of India- Nashik Main Branch 203-A, Mundada Market, MG Road, Nashik-422 001, State - Maharashtra, Country - India GSTIN/UIN : 27AAACB0472C1Z9 State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 006032/2304301	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE	997224	18 %	2,118.64
	CGST			190.68
	SGST			190.68
Total				₹ 2,500.00

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

Indian Rupee Two Thousand Five Hundred Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,118.64	9%	190.68	9%	190.68	381.36
Total	2,118.64		190.68		190.68	381.36

Tax Amount (in words) : **Indian Rupee Three Hundred Eighty One and Thirty Six paise Only**

Remarks:
 006032/2304301 Proposed Purchaser: Shri. Satishkumar Bajarang Jadhav & Sau. Mangla Satish Jadhav - Name of Owner: M/s. Siddhsai Buildcon- Residential Flat No.13, 4th Floor "Madhusa Glory", Survey No.363 / 2 / 25 / 26, Plot No. 25 / 26, Behind Shivkrupa Sweets (Vrindavan Nagar), Beside 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

Authorized Signatory

SUBJECT TO MUMBAI JURISDICTION
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