

Valuation Report Prepared For: JSB / Nashik Branch / Shri,Prashant Onkar Patil (006190/2304402)

Vastu/Nashik/01/2024/006190/2304402
08/14-104-RYBS
Date: 08.01.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Cum Industrial Open Land Bearing **Gat No.1530/1/1/1(Part)**, Near Sai Industries and Dabhadi Gaushala, Malegoan Satana Link Road , At-Dabhadi , Taluka – Malegoan , District – Nashik, PIN – 422 001, State – Maharashtra, Country – India belongs to **Shri.Prashant Onkar Patil**

Boundaries of the property:

	Land
North	Road
South	Gat No.1530/1/2
East	Part of Gat No.1530
West	Part Gat No.1530/1/1/1

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 for this particular purpose at specifications is **₹ 1,87,50,000/- (Rupees One Crore Eighty-Seven Lakh Fifty Thousand Only)**.

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

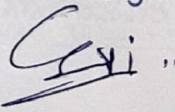
Hence certified

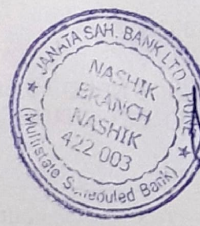
For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

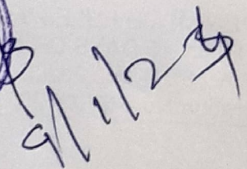
Manoj Chalikwar
Director

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
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: 2024.01.08 16:45:10 +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
- Thane
- Delhi NCR
- Aurangabad
- Nanded
- Nashik
- Pune
- Indore
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- Rajkot
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- 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-4168/23-24	8-Jan-24
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
Buyer (Bill to) Janta Sahakari Bank Ltd Nashik Branch Alpha Sqaure , D'Souza Colony, Off.Collage Road, Times Of India Building, Opp.Kathiyawad Showroom, Nashik-422005 GSTIN/UIN : 27AAAJJ0073G1ZH State Name : Maharashtra, Code : 27	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	006190/2304402	
	Dispatched through	Destination
Terms of Delivery		

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)	997224	18 %	7,500.00
	CGST			675.00
	SGST			675.00
	TRAVELLING & OUT OF POCKET EXP.			2,000.00
	Total			₹ 10,850.00

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

Indian Rupee Ten Thousand Eight Hundred Fifty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	7,500.00	9%	675.00	9%	675.00	1,350.00
Total	7,500.00		675.00		675.00	1,350.00

Tax Amount (in words) : **Indian Rupee One Thousand Three Hundred Fifty Only**

Remarks:
 006190/2304402 Shri.Prashant Omkar Patil -
 Commercial Cum Industrial Open Land Bearing Gat No.
 1530/1/1/1(Part), Near Sai Industries and Dabhadi
 Gaushala, Malegoan Satana Link Road, At-Dabhadi ,
 Taluka - Malegoan ,
 District - Nashik, PIN - 422 001, 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

This is a Computer Generated Invoice