



Vastu/Nashik/01/2024/006316/2304497
12/21-199-RYBS
Date: 12.01.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House No. B - 08, Ground + 1 upper floor, "Narayan Row Houses", Gat No. 917, Plot No. 47/2, Behind Balaji Infotech Abacus Classes, Bhawani Nagar, Umarale Road, Village - Dindori - 2, Taluka - Dindori, District - Nashik, PIN Code - 422 202, State - Maharashtra, Country - India. belongs **Name of proposed Purchaser : Badaram Khangaramji Dewasi & Kamla Badaram Dewasi.**
Name of Owner : Anita Kailas Shewale.

Boundaries of the property.

	Plot	Row House
North	Row Houses	Row House No. A-7
South	Road	Shop
East	Row Houses	Colony Road Use For Row House
West	Open Plot/ Row Houses	Plot of Layout

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 for this particular purpose at **₹ 24,81,840.00 (Rupees Twenty-Four Lakh Eighty-One Thousand Eight Hundred Forty 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

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For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.12 18:03:58 +05'30'

Auth. Sign.



Anita Kailas Shewale
Received - 15/01/2024

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
SBI Empanelment No.: SME/TCC/2021-22/86/3

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 :

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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

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 Buyer (Bill to) State Bank of India RACC Nashik Branch RBO.2, The Wave Building, 1st Floor, Opposite Shell Petrol Pump, Pathardi Road, Nashik – 422 010, GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Invoice No.	Dated
	PG-4257/23-24	12-Jan-24
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 006316/2304497	Delivery Note Date
Dispatched through	Destination	
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)	997224	18 %	1,500.00
	CGST			135.00
	SGST			135.00
	Total			1,770.00

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

Indian Rupee One Thousand Seven Hundred Seventy Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	1,500.00	9%	135.00	9%	135.00	270.00
Total	1,500.00		135.00		135.00	270.00

Tax Amount (in words) : **Indian Rupee Two Hundred Seventy Only**

Remarks:
 006316/2304497 Mr Badaram Dewasi Residential Row House No. B - 08,, Upper Ground Floor, Narayan Row Houses, Behind Balaji Infotech Abacus Classes, Bhawani Nagar, Umarale Road, Plot No. 47/2, Village - Dindori, Gut No. 917, Taluka - Dindori, District - Nashik, Nashik, 422202, State - Maharashtra, 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

Customer's Seal and Signature

for Vastukala Consultants (I) Pvt Ltd

Authorised Signatory