



Valuation Report Prepared For: SBI/ RACC Nashik Branch / Shri. Amol Nandu Madhe (006346/2304516) Page 2 of 24

Vastu/Nashik/01/2024/006346/2304516
15/4-218-CCBS
Date: 15.01.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential **Row House No.7**, Ground + First Floor, Gat No.2639/2/2/2644, Plot No.15, Near Sanskruti Boutique, Ganesh Nagar, At – Ozar, Taluka - Niphad, District - Nashik, PIN Code - 422 207, State - Maharashtra, Country - India. belongs to **Shri. Amol Nandu Madhe**.

Boundaries of the property.

	Plot
North	Plot No.14
South	Plot No.16
East	Gat No.2639/2 Part
West	9.00 Meter Colony 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 for this particular purpose at ₹ **29,31,200.00 (Rupees Twenty-Nine Lakh Thirty-One Thousand Two Hundred Only)**. As per Site Inspection **41%** 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

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For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=adm, 2.5.4.20=9822b6c4ad35d03a0c39e25865913490cfd3d413331
15279b17a18d552, postalCode=400069, st=Maharashtra,
serialNumber=1154d56dab0cc89d92a255abf0e1d0b31311bd2e1
94c0f2e29a327b6750fc, cn=MANOJ BABURAO CHALIKWAR
Date: 2024.01.15 15:12:07 +05'30'



Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1663
SBI Empanelment No.: SME/TCC/2021-22/86/3
Encl: Valuation report.

Auth. Sign.



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Chandivali Farm Road, Andheri (East),
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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. PG-4276/23-24	Dated 15-Jan-24
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 006346/2304516	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	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:

006346/2304516 Shri. Amol Nandu Madhe
 -Residential Row House No.7, Ground + First Floor,
 Gat No.2639/2/2/2644, Plot No.15, Near Sanskruti
 Boutique, Ganesh Nagar, At – Ozar, Taluka - Niphad,
 District - Nashik, PIN Code - 422 207, 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

Customer's Seal and Signature

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

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