

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 204, Second Floor, A-Wing" **Murali Heights Apartment** ", Survey No.984/1/C/2, Plot No.11+12+13, Opposite IDBI Bank ATM, Prabhat Colony , Ashoka Marg, Khode Mala Road, Village – Nashik , Taluka & District - Nashik, PIN Code – 422 009, State – Maharashtra, Country – India belongs to **Shri.Siddhant Umesh Panchbhai & Shri.Umesh Dnyaneshwar Panchbhai**

Boundaries of the property.

	Building Plan	Flat
North	Plot No.14	Building Marginal Space
South	Plot No.10	Flat No. 203
East	7.5 Meter Colony Road	Flat No. 201
West	Survey No.984/1A	Building 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 **₹ 39,97,500.00 (Rupees Thirty-Nine Lakh Ninety-Seven Thousand Five Hundred Only)**. As per Site Inspection **79%** 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

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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

PNB Empanelment No. ZO:SAMD:1138

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: 2024.01.25 15:37:58 +05'30'

Auth. Sign.



31/01/2024



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
- Raipur
- 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 Buyer (Bill to) PUNJAB NATIONAL BANK -CANADA CORNER BRANCH Shop No.2,3,4 Prestige Point, Opp. Vasant Market, Canada Corner NASHIK GSTIN/UIN : 27AAACP0165G3ZN State Name : Maharashtra, Code : 27	Invoice No.	Dated
	PG-4423/23-24	25-Jan-24
	Delivery Note	Mode/Terms of Payment
		AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
006516/2304675		
Dispatched through	Destination	
Terms of Delivery		

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)	997224	18 %	2,500.00
	CGST			225.00
	SGST			225.00
	Total			2,950.00

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

Indian Rupee Two Thousand Nine Hundred Fifty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,500.00	9%	225.00	9%	225.00	450.00
Total	2,500.00		225.00		225.00	450.00

Tax Amount (in words) : **Indian Rupee Four Hundred Fifty Only**

Remarks:

006516/2304675 Shri.Siddhant Umesh Panchbhai & Shri.Umesh Dnyaneshwar Panchbhai -Residential Flat No. 204, Second Floor, A-Wing " Murali Heights Apartment ", Survey No.984/1/C/2, Plot No.11+12+13, Opposite IDBI Bank ATM, Prabhat Colony, Ashoka Marg, Khode Mala Road, Village - Nashik, Taluka & District - Nashik, PIN Code - 422 009, 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

Customer's Seal and Signature

for **Vastukala Consultants (I) Pvt Ltd**

Authorised Signatory