

## VALUATION OPINION REPORT

This is to certify that the property Residential Flat No. 602, A - Wing, Sixth Floor, "Blue Ocean Vista", Gat No. 768/ 1 + 2 + 3 + 4, 769, Plot No. 36, Opp. to. D Mart Mall, Near Shree Kanti Mani Vihar Jain Mandir, Datta Nagar, Mumbai - Agra national Highway, Village - Adgaon - 2, Taluka - Nashik, District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India. belongs to **Shri. Akshay Subhash Kaiche. Name of Owner: M/s. Blue Ocean Construction.**

### Boundaries of the property:

	Building	Flat
North	Row House	Lobby, lift, Staircase & Flat No. A - 601
South	B-Wing/ Road	Flat No. B - 602
East	Row House	Marginal Space
West	Road	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 for this particular purpose at specifications **₹ 39,55,000.00 (Rupees Thirty-Nine Lakh Fifty-Five Thousand 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.**

**Manoj  
Chalikwar**  
Director

**Manoj B. Chalikwar**

Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
SBI Empanelment No.: SME/TCC/2021-22/86/3  
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: 2024.01.24 18:45:21 +05'30'

Auth. Sign.



*(Signature)*  
Abhishek Ali



**Nashik** : 4, 1<sup>st</sup> 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**

<b>Vastukala Consultants (I) Pvt Ltd</b> 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
	<b>PG-4412/23-24</b>	<b>17-Jan-24</b>
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) <b>State Bank of India</b> 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	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	<b>006556/2304664</b>	
	Dispatched through	Destination
	Terms of Delivery	

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

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
<b>Total</b>	<b>1,500.00</b>		<b>135.00</b>		<b>135.00</b>	<b>270.00</b>

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

**Remarks:**  
 006556/2304664 Shri. Akshay Subhash Kaiche- Name of Owner: M/s. Blue Ocean Construction. - Residential Flat No. 602, A - Wing, Sixth Floor, " Blue Ocean Vista", Gat No. 768/ 1 + 2 + 3 + 4, 769, Plot No. 36, Opp. to. D Mart Mall, Near Shree Kanti Mani Vihar Jain Mandir, Datta Nagar, Mumbai - Agra national Highway, Village – Adgaon - 2, Taluka – Nashik, 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  
 for **Vastukala Consultants (I) Pvt Ltd**

Company's Service Tax No. : **AADCV4303RSD001**  
 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

Authorised Signatory

This is a Computer Generated Invoice