



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 603, Sixth Floor, A - Wing, " **CPM ESTATE** ", Gat No. 305, Plot No. 13, Next to Shivkrupa Sweets, Near Rajhans Nisargopchare Homoeopathy, Konark Nagar, Jatra - Nandur Link Road, Village – Adgaon, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India belongs to **Name of Owner: Mr. Mahesh Jankiram Yadav & Mrs. Pallavi Mahesh Yadav (Alias), Pallavi Deelip Pagare.**

Boundaries of the property.

Boundaries	Building	Flat
North	Open Plot	By Flat No.602
South	Row House	Side Margin Space
East	B Wing & Open Plot	B - Wing
West	Road	Duct & Flat No. 604

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 **₹ 22,03,200.00 (Rupees Twenty-Two Lakh Three Thousand Two Hundred 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: 2024.02.01 16:53:56 +05'30'

Auth. Sign.

Manoj Chalikwar



Manoj Chalikwar

Nashik : 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
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Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad 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-4524/23-24	1-Feb-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
006685/2304789		
Dispatched through	Destination	
Terms of Delivery		

Sl 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:

006685/2304789 Name of Owner: Mr. Mahesh Jankiram Yadav & Mrs. Pallavi Mahesh Yadav (Alias), Pallavi Deelip Pagare -Residential Flat No. 603, Sixth Floor, A - Wing, " CPM ESTATE ", Gat No. 305, Plot No. 13, Next to Shivkrupa Sweets, Near Rajhans Nisargopchare Homoeopathy, Konark Nagar, Jatra - Nandur Link Road, Village - Adgaon, Taluka & District - Nashik, PIN Code - 422 003, 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