



Vastu/Nashik/02/2024/006847/2304871
08/11-93-RYBS
Date: 08.02.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Bungalow on Plot No. 20, " Devraj Prestige A-6 " Ground + First Floor, Gat No.1969/ 1/ A, Front of Saptashrunji Niwas, Nivrutti Nath Nagar, Saikheda Ozar Road, Sinnarkar, Village – Ozar, Taluka - Niphad, District - Nashik, PIN Code - 422 206, State - Maharashtra, Country - India. belongs to Name of Owner : **Shri. Vinayak Harishchandra Shinde.**

Boundaries of the property.

	Plot	Row Bungalow
North	Plot No.21	Plot No.21
South	Plot No.19	Plot No.19
East	Plot No.27	Side Margin Space & Plot No.27
West	Road	Porch & Adjoining 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 **₹ 47,37,600.00 (Rupees Forty-Seven Lakh Thirty-Seven Thousand Six Hundred Only)**. As per Site Inspection **95%** 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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala Consultants (I)
Pvt. Ltd., ou=Mumbai, email=manoj@vastukala.org,
c=IN
Date: 2024.02.08 16:43:31 +05'30'

Auth. Sign.



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.

Abhishek Abhishek

Nashik : 4, 1st Floor, Madhusha 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
- Ahmedabad
- 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	Invoice No. PG-4593/23-24	Dated 8-Feb-24
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
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	Buyer's Order No.	Dated
	Dispatch Doc No. 006847/2304871	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:

006847/2304871 Shri. Vinayak Harishchandra Shinde - Residential Bungalow on Plot No. 20, " Devraj Prestige A -6 " Ground + First Floor, Gat No.1969/ 1/ A, Front of Saptashrungi Niwas, Nivrutti Nath Nagar, Saikheda Ozar Road, Sinnarkar, Village – Ozar, Taluka - Niphad, District - Nashik, PIN Code - 422 206, 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

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

Pooja Dagare

Digitally signed by Pooja Dagare
 DN: cn=Pooja Dagare, o=Vastukala Consultants (I) Pvt. Ltd., ou=Vastukala Mumbai, email=accounts@vastukala.org, c=IN
 Date: 2024.02.08 14:08:53 +05'30'

Authorised Signatory

This is a Computer Generated Invoice.