



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.E-704, E-Wing, Seventh Floor, "Shree Atharv Park Phase-III", Survey No.30/3/2/1, Plot No.1/2/3/4, Behind Fruit Market, Samarth Nagar, Peth Road, Village - Makhmalabad, Taluka & District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India belongs to M/s.Atharvashree Buildmat Pvt.Ltd. Name of Proposed Purchaser is Sau.Shital Nilesh Mhaske

Boundaries of the property.

Boundaries	Building	Flat
North	18.00 Meter DP Road	Flat No. E-703
South	Adjoining APMC Market Yard	Side Marginal Space
East	Part of Survey No.30/3/2	Flat No. F-701
West	18.00 Meter DP Road	Flat No. E-701

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 ₹ 28,99,800.00 (Rupees Twenty-Eight Lakh Ninety-Nine Thousand Eight 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.

Sharadkumar
B. Chalikwar
Director

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: 2024.02.21 16:12:14 +05'30'

Auth. Sign.



Sharadkumar B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
UBI Emp No. ROS: ADV: Valuer/033:008:2021-22

Kanch
22/02/2024



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
- 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 Buyer (Bill to) UNION BANK OF INDIA Nashik Highway Branch Shop no 2,3,4 sagar Plaza Amrut Dham Panchavati nashik GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Invoice No. PG-4785/23-24	Dated 21-Feb-24	Delivery Note Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References	
	Buyer's Order No.	Dated	
	Dispatch Doc No. 007074/2305070	Delivery Note Date	
	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 %	3,000.00
	CGST			270.00
	SGST			270.00
	Total			3,540.00

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

Indian Rupee Three Thousand Five Hundred Forty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	3,000.00	9%	270.00	9%	270.00	540.00
Total	3,000.00		270.00		270.00	540.00

Tax Amount (in words) : **Indian Rupee Five Hundred Forty Only**

Remarks:
 007074/2305070 Proposed Purchaser is Sau.Shital Nilesh Mhaske - Residential Flat No.E-704, E-Wing, Seventh Floor, "Shree Atharv Park Phase-III", Survey No.30/3/2/1, Plot No.1/2/3/4, Behind Fruit Market, Samarth Nagar, Peth Road, Village - Makhmalabad, 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

This is a Computer Generated Invoice