



Vastu/Nashik/02/2024/007142/2305097  
22/10-319-RYBS  
Date 22.02.2024

## VALUATION OPINION REPORT

This is to certify that the property Residential Flat No. A - 603, Sixth Floor, A - Wing, " **Shree Neelkanth Apartment** ", Survey No. 882/ 2B/ 22, Plot No. 22, Near Water Tank, Vaibhav Colony, Rane Nagar, Mumbai - Agra Road, Village -Nashik, Taluka & District - Nashik, PIN Code - 422 009, State - Maharashtra, Country - India. belongs to Name of Owner: **Mr. Vilas Madhukar Kale & Mrs. Rohini Vilas Kale.**

Boundaries of the property:

Boundaries	Building ( As per Site )	Flat ( as per Plan )
North	Open Plot	By Duct & Flat No. A-602
South	Building	By Marginal Space
East	Road	By Colony Road
West	Water Tank	By Landing, Duct

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 ₹ **45,84,000.00 (Rupees Forty-Five Lakh Eighty-Four Thousand Only)**. As per Site Inspection **70%** 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.

**Sharadkumar  
Chalikwar**  
Director

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=cmd@vastukala.org, c=IN  
Date: 2024.02.22 15:30:42 +05'30'

Auth. Sign.



**Sharadkumar B. Chalikwar**  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09  
Encl: Valuation report.

*[Handwritten Signature]*

23.2.2024

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

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- 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**

<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. <b>PG-4812/23-24</b>	Dated <b>22-Feb-24</b>	
	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>	
Buyer (Bill to) <b>UNION BANK OF INDIA</b> RLP NASHIK BRANCH Nawandar Sankul Racca Colony, Near Soni Paithani, Sharanpur road Nashik-02 GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Reference No. & Date.	Other References	
	Buyer's Order No.	Dated	
	Dispatch Doc No. <b>007142/2305097</b>	Delivery Note Date	
	Dispatched through	Destination	
	Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>3,000.00</b>
	<b>CGST</b>			<b>270.00</b>
	<b>SGST</b>			<b>270.00</b>
	<b>Total</b>			<b>3,540.00</b>

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

**Indian Rupee Three Thousand Five Hundred Forty Only**

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

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

**Remarks:**  
 007142/2305097 Mr. Vilas Madhukar Kale & Mrs. Rohini Vilas Kale.- Residential Flat No. A - 603, Sixth Floor, A - Wing, " Shree Neelkanth Apartment ", Survey No. 882/ 2B/ 22, Plot No. 22, Near Water Tank, Vaibhav Colony, Rane Nagar, Mumbai - Agra Road, Village -Nashik, Taluka & District - Nashik, PIN Code - 422 009, State - Maharashtra, Country - India  
 Company's PAN : **AADCV4303R**

**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

**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

Customer's Seal and Signature

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

This is a Computer Generated Invoice