



Vastu/Nashik/02/2024/007246/2305160  
26/12-382-RYBS  
Date: 26.02.2024

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. A - 701, Seventh Floor, A - Wing, "DB'S Emphyrean", Survey No. 33/ 1A/ 1/ 1A, Plot No. 8+9+10+11, Next To Reliance Petrol Pump, Behind Ford/ Jeep Service Centre, Gulmohar Colony, Pipeline Road, Village – Anandwalli, Taluka & District – Nashik, Nashik - 422 007, State – Maharashtra, Country – India belongs to **Name of Proposed Purchaser : Mr. Ashish Bharamanna Talikot & Mrs. Bhakti Ashish Talikot. Name of Owner: M/s. Shree Dream Builders.**

Boundaries of the property:

Boundaries	Building	Flat
North	Road	Side Margin
South	Road	Flat No. A - 702
East	Road	Side Margin
West	Open plot	Flat No. A - 704

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 **₹ 68,81,200.00 (Rupees Sixty-Eight Lakh Eighty-One Thousand Two Hundred Only)**. As per Site Inspection 64% 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

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: 2024.02.26 17:03:51 +05'30'

Auth. Sign.



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. <b>PG-4870/23-24</b>	Dated <b>26-Feb-24</b>
	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
Buyer (Bill to) <b>STATE BANK OF INDIA - SHINDE PALASE</b> Shinde Palace Nivrutti complex, Gat no 82, Nashik Pune Road, At. post ShindeTal. and Dist. Nashik,Pin 422102 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. <b>007246/2305160</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>1,500.00</b>
	<b>CGST</b>			<b>135.00</b>
	<b>SGST</b>			<b>135.00</b>
	<b>Total</b>			<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**

Company's Bank Details

Bank Name : **ICICI Bank Ltd - Nashik**

A/c No. : **345505001235**

Branch & IFS Code: **Nashik - Adgaon Naka & ICIC0003455**

Remarks:

007246/2305160 Proposed Purchaser : Mr. Ashish Bhamanna Talikot & Mrs. Bhakti Ashish Talikot. Name of Owner: M/s. Shree Dream Builders.- Residential Flat No. A - 701, Seventh Floor, A - Wing, " DB'S Empyrean ", Survey No. 33/ 1A/ 1/ 1A, Plot No. 8+9+10+11, Next To Reliance Petrol Pump, Behind Ford/ Jeep Service Centre, Gulmohar Colony, Pipeline Road, Village - Anandwalli, Taluka & District - Nashik, Nashik - 422 007, 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



UPI Virtual ID : vastukalaconsul@icici

Customer's Seal and Signature	<b>for Vastukala Consultants (I) Pvt Ltd</b>  Authorised Signatory
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This is a Computer Generated Invoice