



Vastu/Nashik/03/2024/007366/2305265

01/13-13-CCBS

Date:01.03.2024

VALUATION OPINION REPORT

This is to certify that the property Residential Row Bungalow No. 4, Ground + First + Second Floor, "Swastik Row Bungalow", Survey No. 196/4/2, Plot No.4, Behind Shree Premium Row Bungalow, Vaiduwadi, Village – Mhasrul, Taluka & District - Nashik, PIN Code – 422 004, State – Maharashtra, Country – India belongs to **Shri.Adhik Umesh Mehta**

Boundaries of the property:

Boundaries	Plot / Row Bungalow
North	12.00 Meter Road
South	Part of Survey No. 196
East	Row Bungalow No. 3 on Plot No.3
West	Row Bungalow No. 5 on Plot No.5

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 ₹ **45,92,500.00 (Rupees Forty-Five Lakh Ninety-Two Thousand Five 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 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: 2024.03.01 17:55:06 +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.

Jagan
21/3/24



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

Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST, MUMBAI - 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. PG-4968/23-24	Dated 1-Mar-24
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
Buyer (Bill to) UNION BANK OF INDIA 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. 007366/2305265	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 %	3,000.00
	CGST			270.00
	SGST			270.00
	Total			3,540.00

Amount Chargeable (in words)

Indian Rupee Three Thousand Five Hundred Forty Only

E. & O.E

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:
 007366/2305265 Shri.Adhik Umesh Mehta -
 Residential Row Bungalow No. 4, Ground + First +
 Second Floor, "Swastik Row Bungalow ", Survey No.
 196/4/2, Plot No.4, Behind Shree Premium Row
 Bungalow, Vaiduwadi, Village - Mhasrul, Taluka &
 District - Nashik, PIN Code - 422 004, 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