



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row Bungalow on Plot No. 85/ C, Ground + First Floor "Shree Ganga Bungalows", Survey No. 299/ 1/ Plot/ Number/ 85/ C/, Near Amrutvan Garden, Village – Makhmalabad-2, Taluka & District – Nashik, PIN – 422 004, State – Maharashtra, Country – India belongs to Name of **Shri. Jinesh Ashanand Thakkar**. Name of Proposed Purchaser: **Shri. Chandrakant Dhanraj Zirwal & Chaitali Chandrakant Zirwal (Alies) Chaitali Uttam Bharsat**.

Boundaries of the property.

Boundaries	Plot	Bungalow
North	Road	Plot No. 85-D
South	Road	Plot No. 85-B
East	Road	9 M. Road
West	Bungalow	Plot No. 84

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 ₹ **38,44,000.00 (Rupees Thirty-Eight Lakh Forty-Four Thousand 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.

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: 2024.03.06 15:35:53 +05'30'

Auth. Sign.



Received by Amol sir
+ 91-9762141340

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 :

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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

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-5046/23-24	Dated 6-Mar-24	
	Delivery Note	Mode/Terms of Payment AGAINST REPORT	
Buyer (Bill to) STATE BANK OF INDIA Meri Branch Nashik Dindori Road, Near Relience Petrol Pump. Nashik -422004 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Reference No. & Date.	Other References	
	Buyer's Order No.	Dated	
	Dispatch Doc No. 007493/2305361	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			135.00		135.00	270.00

Tax Amount (in words) : **Indian Rupee Two Hundred Seventy Only**

Remarks:
 007493/2305361 Name of Shri. Jinesh Ashanand Thakkar. Name of Proposed Purchaser: Shri. Chandrakant Dhanraj Zirwal & Chaitali Chandrakant Zirwal (Alies) Chaitali Uttam Bharsat - Residential Row Bungalow on Plot No. 85/ C, Ground + First Floor "Shree Ganga Bungalows", Survey No. 299/ 1/ Plot/ Number/ 85/ C/, Near Amrutvan Garden, Village - Makhmalabad-2, Taluka & District - Nashik, PIN - 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