



Vastu/Nashik/03/2024/007546/2305393

08/1-141-RYBS

Date: 08.03.2024

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row Bungalow No. 11, Ground + First Floor, "Abhiraj Row Bungalow", Survey No. 185/ 2/ 2, Plot No. 134, C.T.S. Survey No. 1784/ Part, Near NMC Water Filtration Plant, Rameshwar Nagar, Dattamandir Road, Village – Pimpalgaon Bahula, Taluka & District – Nashik, PIN – 422 007, State – Maharashtra, Country – India. Name of Owner: **Shri. Devidas Kalu Gawande**.

Boundaries of the property:

| Boundaries | Plot No. 134             |
|------------|--------------------------|
| North      | 9.00 M. Colony Road      |
| South      | Adj. Gat No. 185/ 2 Part |
| East       | Plot No. 133             |
| West       | Plot No. 135             |

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 ₹ 30,15,000.00 (Rupees Thirty Lakh Fifteen Thousand 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: 2024.03.08 11:12:42 +05'30'

Auth. Sign.



Receiver  
Amal Sir  
77080 49317



**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

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**Regd. Office** : B1-001, U/B Floor, Boomerang,  
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mumbai@vastukala.org

**PROFORMA INVOICE**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                           |                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|------------------------------------------------|
| <b>Vastukala Consultants (I) Pvt Ltd</b><br>B1-001,U/B FLOOR,<br>BOOMERANG,CHANDIVALI FARM ROAD,<br>ANDHERI-EAST, MUMBAI - 400072<br>GSTIN/UIN: 27AADCV4303R1ZX<br>State Name : Maharashtra, Code : 27<br>E-Mail : accounts@vastukala.org<br>Buyer (Bill to)<br><b>STATE BANK OF INDIA</b><br>Meri Branch Nashik<br>Dindori Road, Near Relience Petrol Pump.<br>Nashik -422004<br>GSTIN/UIN : 27AAACS8577K2ZO<br>State Name : Maharashtra, Code : 27 | Invoice No.<br><b>PG-5076/23-24</b>       | Dated<br><b>8-Mar-24</b>                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Delivery Note                             | Mode/Terms of Payment<br><b>AGAINST REPORT</b> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Reference No. & Date.                     | Other References                               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Buyer's Order No.                         | Dated                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Dispatch Doc No.<br><b>007546/2305393</b> | Delivery Note Date                             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Dispatched through                        | Destination                                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Terms of Delivery                         |                                                |

| SI No. | Particulars                                                                      | HSN/SAC | GST Rate | Amount          |
|--------|----------------------------------------------------------------------------------|---------|----------|-----------------|
| 1      | <b>VALUATION FEE</b><br><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**

**Remarks:**

007546/2305393 Shri. Devidas Kalu Gawande. - Residential Row Bungalow No. 11, Ground + First Floor, "Abhiraj Row Bungalow", Survey No. 185/ 2/ 2, Plot No. 134, C.T.S. Survey No. 1784/ Part, Near NMC Water Filtration Plant, Rameshwar Nagar, Dattamandir Road, Village - Pimpalgaon Bahula, Taluka & District - Nashik, PIN - 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

**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