



Valuation Report Prepared For: SBI / RACC Nashik Branch / Mr.Rushikesh Rajendra Kasar (007594/2305582) Page 2 of 23

Vastu/Nashik/03/2024/007594/2305582  
18/11-330-CCRJ  
Date: 18.03.2024

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.C-204, Second Floor, Wing – C, "Hari Kunj Mayflower", Survey No.763/2/2/1, Opposite Roonta Imperia, Jagtap Nagar, Muktai Marg, Khode Mala Road, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 008, State – Maharashtra, Country – India. belongs to **Mr.Rushikesh Rajendra Kasar**

Boundaries of the property.

Boundaries	Building	Flat
North	Survey No.766/3/1	Lift, Duct & Flat No.C-201
South	Survey No.763/2/2/2	Marginal Space
East	Survey No.763/2/1	Passage & Flat No.C-203
West	Survey No.763/1 (Part)	Flat No. D-203

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 ₹ **55,25,000.00 (Rupees Fifty-Five Lakh Twenty-Five Thousand Only)**. As per Site Inspection 71% 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: 2024.03.18 15:25:37 +05'30'

Auth. Sign.



Abhishek Abu Eo

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 :

Mumbai Aurangabad Pune Rajkot  
Thane Nanded Indore Raipur  
Delhi NCR Nashik Ahmedabad 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, MUMBAI - 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. <b>PG-5263/23-24</b>	Dated <b>18-Mar-24</b>
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) <b>State Bank of India</b> RACC Nashik Branch RBO.2, The Wave Building, 1st Floor, Opposite Shell Petrol Pump, Pathardi Road, Nashik – 422 010, GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. <b>007594/2305582</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**

**Remarks:**  
 007594/2305582 Mr. Rushikesh Rajendra Kasar -  
 Residential Flat No.C-204, Second Floor, Wing - C,  
 "Hari Kunj Mayflower", Survey No.763/2/2/1, Opposite  
 Roonta Imperia, Jagtap Nagar, Muktai Marg, Khode Mala  
 Road, Village - Nashik, Taluka & District - Nashik, PIN  
 Code - 422 008, 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 : vastukalajconsul@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

**for Vastukala Consultants (I) Pvt Ltd**  
**Pooja Dagare**  
Digitally signed by Pooja Dagare  
 DN: cn=Pooja Dagare, o=Vastukala Consultants  
 (I) Pvt. Ltd., ou=Vastukala Mumbai,  
 email=accounts@vastukala.org, c=IN  
 Date: 2024.03.18 14:48:47 +05'30'  
**Authorised Signatory**

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