



Vastu/Nashik/04/2024/007679/2305508
14/13-256-RYBS
Date: 14.03.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 05, Third Floor, "Sudhakar Heights Apartment", Survey No. 562/ 1, Plot No. 05, Near Global Internal School, Swami Vivekanand Nagar, Mhasrul Link Road, Village – Makhmalabad, Taluka & District – Nashik, PIN Code – 422 004, State – Maharashtra, Country – India belong to **Name of Proposed Purchaser: Shri. Ashok Eknath Pagare & Sau. Nirmala Ashok Pagare. Name of Owner: Shri. Sunilkumar Namonarayan Jha.**

Boundaries of the property:

	Building	Flat
North	Open Plot	Flat No. 06
South	Road	Marginal Space & Road
East	Open Plot	Marginal Space
West	Open Plot	Marginal Space & Plot No. 04

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 **₹ 21,60,000.00 (Rupees Twenty-One Lakh Sixty 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

Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.03.14 18:13:29 +05'30'

Auth. Sign.



Receiver

Handwritten signature

del-15/03/24

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 :

- Mumbai
- Thane
- Delhi NCR
- Aurangabad
- Nanded
- Nashik
- Pune
- Indore
- Ahmedabad
- Rajkot
- Raipur
- 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-5188/23-24	Dated 5-Mar-24
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) Union Bank of India Ambad Branch, Nashik Ramashray Apartment, Sector C, Plot No. 283, Near Bhadrapad Sector, Ashwin Nagar, Near Sambhaji Stadium, Cidco Nashik-422009, State – Maharashtra, Country – India GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. 007679/2305508	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) E. & O.E

Indian Rupee Three Thousand Five Hundred Forty Only

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:

007679/2305508 Name of Proposed Purchaser: Shri. Ashok Eknath Pagare & Sau. Nirmala Ashok Pagare.
 Name of Owner: Shri. Sunilkumar Namonarayan Jha.- Residential Flat No. 05, Third Floor, "Sudhakar Heights Apartment", Survey No. 562/ 1, Plot No. 05, Near Global Internal School, Swami Vivekanand Nagar, Mhasrul Link Road, Village – Makhmalabad, 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

for Vastukala Consultants (I) Pvt Ltd

Pooja Dagare

Digitally signed by Pooja Dagare
 DN: cn=Pooja Dagare, o=Vastukala Consultants II Pvt. Ltd., ou=Vastukala Mumbai
 email=accounts@vastukala.org, c=IN
 Date: 2024.03.14 17:56:04 +05'30'
Authorised Signatory

This is a Computer Generated Invoice