



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. A-502, 5th Floor, A-Wing, "Akshar Vishwa", Survey No. 197 / 1 to 10(P) /198/ 199/ 1/ 200(P)/ 201, Plot No. 161 to 166 & 179 to 184, Near Audumber Banquet & Lawns, Meri- Rasbihari Link Road, Village - Mhasrul, Taluka & District - Nashik, PIN - 422 004, State - Maharashtra, Country - India belongs to Mr. Gajanan Namdeo Suryawanshi & Mrs. Nayana Gajanan Suryawanshi.

Boundaries of the property.

Boundaries	Building	Flat
North	Building	Flat No. A-501
South	Road	Marginal Space & Road
East	Road	Marginal Space & Road
West	Road	Lobby, Duct & Flat No. A-503

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 ₹ 58,29,200.00 (Rupees Fifty-Eight Lakh Twenty-Nine Thousand Two Hundred Only). As per Site Inspection 81% 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.

Sharadkumar

B. Chalikwar

Director

Sharadkumar B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

UBI Emp No. ROS: ADV: Valuer/033:008:2021-22

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2024.03.15 13:04:42 +05'30'

Auth. Sign.



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Our Pan India Presence at :

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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.	Dated
	PG-5203/23-24	15-Mar-24
	Delivery Note	Mode/Terms of Payment
		AGAINST REPORT
	Reference No. & Date.	Other References
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	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	007700/2305523	
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)	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:

007700/2305523 Mr. Gajanan Namdeo Suryawanshi & Mrs. Nayana Gajanan Suryawanshi. - Residential Flat No. A-502, 5th Floor, A-Wing, "Akshar Vishwa", Survey No. 197 / 1 to 10(P) /198/ 199/ 1/ 200(P)/ 201, Plot No. 161 to 166 & 179 to 184, Near Audumber Banquet & Lawns, Meri- Rasbihari Link Road, Village - Mhasrul, 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

This is a Computer Generated Invoice