



Vastu/Nashik/03/2024/007750/2305555
16/13-303-RYBS
Date: 16.03.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. D - 301, Third Floor, Building - B, Wing - D, " 67 Greens ", Survey No.67/ 3/ 2B/ 2, Near Islamic English Medium School, Shri Shri Ravishankar Marg, Village - Wadala, Taluka & District – Nashik, PIN – 422 006, State – Maharashtra, Country – India. belongs to **Name of Owner: Mr. Ji Aul Hak Yar Mohammad Shah & Mrs. Mahjabeen Ji Aul Hak Shah.**

Boundaries of the property.

	Building	Flat
North	9.00 Meter Road	Staircase & Lobby
South	30.00 Meter DP Road	Building Marginal Space
East	Survey No.67/3/1B	Building Marginal Space
West	18.00 Meter DP Road	Flat No. D - 302

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 ` **29,43,000.00 (Rupees Twenty-Nine Lakh Forty-Three Thousand)**. As per site inspection **79%** of 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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.03.16 17:33:52 +05'30'

Auth. Sign.



Manoj B. Chalikwar
19/03/2024



www.vastukala.org

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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- Thane
- Delhi NCR
- Aurangabad
- Nanded
- Nashik
- Pune
- Indore
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- 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-5237/23-24	Dated 16-Mar-24
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) State Bank of India 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. 007750/2305555	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	1,500.00		135.00		135.00	270.00

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

Remarks:

007750/2305555 Mr. Ji Aul Hak Yar Mohammad Shah & Mrs. Mahjabeen Ji Aul Hak Shah.- Residential Flat No. D - 301, Third Floor, Building - B, Wing - D, " 67 Greens ", Survey No.67/ 3/ 2B/ 2, Near Islamic English Medium School, Shri Shri Ravishankar Marg, Village - Wadala, Taluka & District – Nashik, PIN – 422 006, 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 (I) Pvt. Ltd., ou=Vastukala Mumbai, email=accounts@vastukala.org, c=IN
 Date: 2024.03.16 17:26:51 +05'30'
Authorised Signatory

This is a Computer Generated Invoice