



## VALUATION OPINION REPORT

This is to certify that the property Residential Unit No.8, Ground + First + Second Floor, Building No.2, Type-B "Morya Park", Survey No. 54/2 ( Part ), Beside Mahol Restaurant, Village – Nandur Dasak , Taluka & District - Nashik, PIN Code – 422 101, State – Maharashtra, Country – India belongs to Name of Owner: **Shri.Sunil Vasantpuri Gosavi & Other Five**. Name of Proposed Purchaser: **Shri.Prashant Dinkar Nerkar**

Boundaries of the property:

Boundaries	Plot	Unit
North	Part of Survey No. 54/2 ( Part )	Side Margin
South	Part of Survey No. 54/2 ( Part )	Residential Unit No.C-30
East	Part of Survey No. 54/2 ( Part )	Side Margin
West	30.00 DP Road	Side Margin

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 ₹ 36,03,600.00 (Rupees Thirty Six Lakh Three Thousand Six Hundred Only). As per Site Inspection 75% 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

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report.

Digitally signed by Sharadkumar B.

Chalikwar

DN: cn=Sharadkumar B. Chalikwar,

o=Vastukala Consultants (I) Pvt. Ltd.

ou=CMD, email=cmd@vastukala.org,

Date: 2024.03.18 17:55:14 +05'30'

Auth. Sign.



19/03/24



www.vastukala.org

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 :

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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-5272/23-24</b>	Dated <b>18-Mar-24</b>
Buyer (Bill to) <b>Union Bank of India-Nashik City Branch</b> Navondar Sankul, 1366, M-1 Racca Colony, Sharanpur road Nashik - 422 002, State – Maharashtra, Country – India. GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>007783/2305592</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>3,000.00</b>
	<b>CGST</b>			<b>270.00</b>
	<b>SGST</b>			<b>270.00</b>
<b>Total</b>				<b>3,540.00</b>

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
<b>Total</b>			<b>270.00</b>		<b>270.00</b>	<b>540.00</b>

Tax Amount (in words) : **Indian Rupee Five Hundred Forty Only**

**Remarks:**

007783/2305592 Name of Owner: Shri.Sunil  
 Vasantpuri Gosavi & Other Five. Name of Proposed  
 Purchaser: Shri.Prashant Dinkar Nerkar - Residential  
 Unit No.8, Ground + First + Second Floor, Building No.  
 2, Type-B "Morya Park", Survey No. 54/2 (Part),  
 Beside Mahol Restaurant, Village – Nandur Dasak,  
 Taluka & District - Nashik, PIN Code – 422 101, 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