



Vastu/Nashik/03/2024/007819/2305625
19/25-373-RYBS
Date:19.03.2024

VALUATION OPINION REPORT

This is to certify that the property Residential Row Bungalow No. 04, Ground + First Floor, Gat No. 2460, Plot No. 107+108, Behind Nashik Textile Market Ozar Mig, Sukamal Nagar, Siddhivinayak Township, Old Janori Road, Village – Ozar, Taluka - Niphad, District - Nashik, PIN Code - 422 206, State - Maharashtra, Country - India. belongs to **Name of Proposed Purchaser: Sau. Sujata Balram Apsunde & Shri. Balram Shrikrishna Apsunde.**
Name of Owner: Shri. Mayuresh Balkrishna Gawande.

Boundaries of the property:

Boundaries	Plot / Bungalow No. 04
North	Row Bungalow No. 03
South	Row Bungalow No. 05
East	Plot No. 92
West	9.00 M. Colony Road

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 ₹ 27,90,000.00 (Rupees Twenty-Seven Lakh Ninety Thousand Only). As per Site Inspection 74% 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

Think.Innovate.Create

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar
Chalikwar**

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai, email=cmd@vastukala.org,
c=IN
Date: 2024.03.19 16:42:05 +05'30'



Director

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

Auth. Sign.

Jagadev
20/03/24

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 :

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- 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.	Dated
	PG-5303/23-24	19-Mar-24
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	AGAINST REPORT
Buyer (Bill to) UNION BANK OF INDIA Nashik Highway Branch Shop no 2,3,4 sagar Plaza Amrut Dham Panchavati nashik GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Other References	
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	007819/2305625	
	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			270.00		270.00	540.00

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

Remarks:
 007819/2305625 Proposed Purchaser: Sau. Sujata Balram Apsunde & Shri. Balram Shrikrishna Apsunde.
 Name of Owner: Shri. Mayuresh Balkrishna Gawande.
 - Residential Row Bungalow No. 04, Ground + First Floor, Gat No. 2460, Plot No. 107+108, Behind Nashik Textile Market Ozar Mig, Sukamal Nagar, Siddhivinayak Township, Old Janori Road, Village - Ozar, Taluka - Niphad, District - Nashik, PIN Code - 422 206, 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