



VALUATION OPINION REPORT

This is to certify that the property Residential Flat No. 10, 3rd Floor, "Dharmashanti Apartment", Survey No. 193/ A/ 4/ 25, Plot No. 22, Near Panchavati Mandir, Behind Minatai Thakare Stadium, Sant Janardan Swami Nagar, Adgaon Naka, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India belongs to Pooja Laxman Choudhary Alias Sau. Pooja Chaitanya Khaire & Shri. Chaitanya Bhaskar Khaire.

Boundaries of the property:

	Building	Flat
North	Road	Lift & Flat No. 11
South	Building	Marginal Space
East	Parking & Building	Flat No. 9
West	Building	Marginal Space

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 specifications ₹ 26,42,280.00 (Rupees Twenty Six Lakh Forty Two Thousand Two Hundred Eighty 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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.03.22 12:51:16 +05'30'

Auth. Sign.



Signature of Pooja Chaitanya Khaire

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
SBI Empanelment No.: SME/TCC/2021-22/86/3
Encl: Valuation report.

Nashik : 4, 1st Floor, Madhusha 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 Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad 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-5368/23-24	Dated 22-Mar-24
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) State Bank of India Adgaon Branch Vibhuti, Plot no 1, Survey No 501, Nashik Agra Road, Adgaon SHivar Nashik GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. 007900/2305694	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:
 007900/2305694 Pooja Laxman Choudhary Alias Sau.
 Pooja Chaitanya Khaire & Shri. Chaitanya Bhaskar
 Khaire.- Residential Flat No. 10, 3rd Floor,
 "Dharmashanti Apartment", Survey No. 193/ A/ 4/ 25,
 Plot No. 22, Near Panchavati Mandir, Behind Minatai
 Thakare Stadium, Sant Janardan Swami Nagar, Adgaon
 Naka, Village – Nashik, Taluka & District - Nashik, PIN
 Code – 422 003, State – Maharashtra, Country – India

Company's Service Tax No. : **AADCV4303RSD001**
 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: 2024.03.22 12:47:39 +05'30'

Authorised Signatory

This is a Computer Generated Invoice