



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House No. 3, Ground + 2nd Floor, "Shree Hari Darshan Row Bungalow", Survey No. 409/ 1P/ 409/ 3P, Plot No. 23, Near Dhanvantari Hospital, Behind Meghraj Bakery, Pingale Nagar, Peth Road, Village – Makhmalabad, Taluka & District – Nashik, PIN – 422 004, State – Maharashtra, Country – India belongs to **Shri. Pintubhai Mansukhbhai Navapariya. & Shri. Vivek Mukeshbhai Kotadiya**, Name of Proposed Purchaser: **Suman Vithal Gave (Alias) Sau. Suman Pandit Valavi**.

Boundaries of the property.

Boundaries	Plot	Row House
North	Open Plot	Row House No.2
South	Open Plot	Row House No.4
East	Open Plot	Open Plot
West	Road	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 for this particular purpose at **₹ 51,10,800.00 (Rupees Fifty-One Lakh Ten Thousand Eight Hundred 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
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.

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.03.23 18:00:15 +05'30'

Auth. Sign.



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 :

- Mumbai
- Thane
- Delhi NCR
- Aurangabad
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- Pune
- Indore
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- 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-5396/23-24	Dated 23-Mar-24
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
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	Dispatch Doc No. 007944/2305721	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:
 007944/2305721 Shri. Pintubhai Mansukhbhai Navapariya. & Shri. Vivek Mukeshbhai Kotadiya, Name of Proposed Purchaser: Suman Vithal Gave (Alias) Sau. Suman Pandit Valavi.- Residential Row House No. 3, Ground + 2nd Floor, "Shree Hari Darshan Row Bungalow", Survey No. 409/ 1P/ 409/ 3P, Plot No. 23, Near Dhanvantari Hospital, Behind Meghraj Bakery, Pingale Nagar, Peth Road, Village – Makhmalabad, 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**
 ASMITA JAYSING RATHOD
 Digitally signed on 23-03-2024 17:57:54
 Authorised Signatory