



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House On Plot No. 06, " Sai Bhakti Row House ", Survey No. 248/ 2, Near At Pawar Ashram Shala, Renuka Nagar, Mhasrul Link Road, Village – Mhasrul, Taluka & District – Nashik, PIN – 422 004, State – Maharashtra, Country – India Name of Owner: **Shri. Sanjiv Jayram Bagul & Sau. Sonali Sanjiv Bagul.**

Boundaries of the property:

Boundaries	Plot No. 06
North	Road
South	Adj. Plot No. 05
East	Adj. Plot No. 07
West	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 ₹ **65,80,800.00 (Rupees Sixty-Five Lakh Eighty Thousand Eight Hundred Only)**. As per Site Inspection 71% 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

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: 2024.03.26 10:53:57 +05'30'

Auth. Sign.



26/03/2024  
1:00



**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.	Dated
	<b>PG-5399/23-24</b>	<b>26-Mar-24</b>
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	<b>AGAINST REPORT</b>
	Buyer's Order No.	Other References
	Dispatch Doc No.	Dated
<b>007948/2305724</b>	Delivery Note Date	
Dispatched through	Destination	
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> (Technical Inspection and Certification Services)	997224	18 %	<b>1,500.00</b>
	<b>CGST</b>			<b>135.00</b>
	<b>SGST</b>			<b>135.00</b>
	<b>Total</b>			<b>1,770.00</b>

Amount Chargeable (in words)

**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
<b>Total</b>	<b>1,500.00</b>		<b>135.00</b>		<b>135.00</b>	<b>270.00</b>

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

Remarks:

007948/2305724 Shri. Sanjiv Jayram Bagul & Sau. Sonali Sanjiv Bagul.- Residential Row House On Plot No. 06, " Sai Bhakti Row House ", Survey No. 248/ 2, Near At Pawar Ashram Shala, Renuka Nagar, Mhasrul Link Road, Village – Mhasrul, 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

Customer's Seal and Signature

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

*C*  
Authorised Signatory

This is a Computer Generated Invoice