

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land Bearing **Gat No. 25/ 1/ 2**, Near Sarabjeet Punjabi Dhaba, Opp. Ambe Bahula, Mumbai Agra National Highway, At- Rajur Bahula, Taluka – Nashik, District – Nashik, PIN – 422 001, State – Maharashtra, Country – India belongs to **Mr. Mayur Prakash Alal**.

Boundaries of the property:

	Land
North	Gat No. 24 & Road
South	Gat No.25/ 2/ Part
East	Gat no. 25/ 1/ 1 Part
West	Gat no. 25/ 1/ 2 Part

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 for this particular purpose at specifications is **₹ 5,03,57,224 /-** (Rupees **Five Crore Three Lakh Fifty-Seven Thousand Two Hundred Twenty-Four Only**).

The valuation of the property is based on the documents produced by the concerned. Legal aspects have not been taken into consideration 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
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: 2024.03.29 16:00:26 +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
- Nanded
- Nashik
- Pune
- Indore
- Ahmedabad
- Rajkot
- Raipur
- Jaipur

Regd. Office : B1-001, U/B Floor, Boomerang, Chandivall 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-5482/23-24	29-Mar-24
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	AGAINST REPORT Other References
Buyer (Bill to) Janta Sahakari Bank Ltd Nashik Branch Alpha Sqaure , D'Souza Colony, Off.Collage Road, Times Of India Building, Opp.Kathiyawad Showroom, Nashik-422005 GSTIN/UIN : 27AAAJJ0073G1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	008029/2305807	
	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 %	25,000.00
	CGST			2,250.00
	SGST			2,250.00
Total				29,500.00

Amount Chargeable (in words) E. & O.E

Indian Rupee Twenty Nine Thousand Five Hundred Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	25,000.00	9%	2,250.00	9%	2,250.00	4,500.00
Total			2,250.00		2,250.00	4,500.00

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

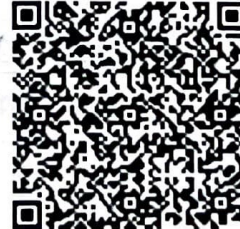
Remarks:
 008029/2305807 Mr. Mayur Prakash Alai.-
 Residential Land Bearing Gat No. 25/ 1/ 2, Near
 Sarabjeet Punjabi Dhaba, Opp. Ambe Bahula, Mumbai
 Agra National Highway, At- Rajur Bahula, Taluka -
 Nashik, District - Nashik, PIN - 422 001, State -
 Maharashtra, Country - India

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