



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House No. 14, Ground + First Floor "Ratnakamal Sankul", Survey No. 850 (1149) / 3C & 851 (1148) / 1 + 2 / 4, Plot No. 33, Near Laxmi Narayan Lawns, Off, Saradwadi Road, Yashwant Nagar, Sinnar Shiwar, Village - Saradwadi, Taluka- Sinnar, District - Nashik, PIN Code - 422 113, State - Maharashtra, Country - India belongs to **Shri. Kamalakar Balu Sangle**.

Boundaries of the property.

Boundaries	Row House
North	Row House No. 13
South	Row House No. 15
East	6 M. Colony Road
West	Row House No. 17

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 **₹ 17,66,790.00 (Rupees Seventeen Lakh Sixty-Six Thousand Seven Hundred Ninety 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.**

**Sharadkumar
Chalikwar**

Director

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=cmd@vastukala.org, c=IN
Date: 2024.03.31 12:22:50 +05'30'

Auth. Sign.



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report.

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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
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- Delhi NCR
- Aurangabad
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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-5528/23-24	Dated 31-Mar-24
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
Buyer (Bill to) Bank Of Baroda- Regional Office Nashik Road Branch BSNL Building, Datta Mandir Road, Nashik Road,Nashik, PIN – 422 101 GSTIN/UIN : 27AAACB1534F2Z5 State Name : Maharashtra, Code : 27	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 008070/2305858	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)	997224	18 %	5,000.00
	CGST			450.00
	SGST			450.00
	Total			5,900.00

Amount Chargeable (in words) E. & O.E
Indian Rupee Five Thousand Nine Hundred Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	5,000.00	9%	450.00	9%	450.00	900.00
Total	5,000.00		450.00		450.00	900.00

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

Remarks:
 008070/2305858 Industrial Land and Factory Shed on Plot No. X-61, Ground Floor, Behind Laxmi Hotel, Near Sindia Steel, Sangale Nagar, off Nashik - Shirdi Road, Sinnar (Malegaon) MIDC, Village - Sinnar (Malegaon), Taluka - Sinnar, District - Nashik, PIN Code - 422 113, State - Maharashtra, Country - India.

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

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. - 2722201137

Customer's Seal and Signature for Vastukala Consultants (I) Pvt Ltd
Authorised Signatory