



VASTUKALA
Unlocking Excellence

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An ISO 9001:2015 Certified Company

MSME Reg No: UDYAM-MH-18-008361

An ISO 9001:2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/04/2024/008138/2305904

08/1-43-RYBS

Date: 08.04.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 302, Third Floor, "Ashapuri Imperial", Survey No. 866/ B/ 50, Plot No. 50A+50B, Behind Vinay Nagar Police Station, Deepali Nagar, Wadala - Pathardi Road, Village - Nashik, Taluka & District - Nashik, Nashik - 422 009, State - Maharashtra, Country - India. belongs to Name of Owner: **Yogita Mahendra Nikam.**

Boundaries of the property.

Boundaries	As per Site	As per Document (Flat)
North	Bungalow	By Flat No. 301
South	Road	By Side Margin
East	Road	By Side Margin
West	Bungalow	By Flat No. 303 & Duct

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 **₹ 45,60,500.00 (Rupees Forty-Five Lakh Sixty Thousand Five Hundred Only)**. As per Site Inspection **58%** 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.**

**Sharadkumar
Chalikwar**

Director

Sharadkumar B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

UBI Emp No. ROS: ADV: Valuer/033:008:2021-22

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai, email=cmd@vastukala.org,
c=IN
Date: 2024.04.08 10:57:18 +05'30'

Auth. Sign.



[Handwritten signature]



Nashik: 4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA
Email: nashik@vastukala.co.in Tel: +91 253 4068262/98903 80564

Our Pan India Presence at :

- 📍 Nanded
- 📍 Thane
- 📍 Ahmedabad
- 📍 Delhi NCR
- 📍 Mumbai
- 📍 Nashik
- 📍 Rajkot
- 📍 Raipur
- 📍 Aurangabad
- 📍 Pune
- 📍 Indore
- 📍 Jaipur

Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai** :400072, (M.S.), India

+91 22 47495919

mumbai@vastukala.co.in

www.vastukala.co.in

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-42/24-25	Dated 8-Apr-24
Buyer (Bill to) Union Bank of India-Govind Nagar Branch 1,2,3,4 Thakkar Enclave, B/H/ Karmayogi Nagar, Govind Nagar, NASHIK GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 008138/2305904	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 %	3,000.00
	CGST			270.00
	SGST			270.00
Total				3,540.00

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

Indian Rupee Three Thousand Five Hundred Forty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	3,000.00	9%	270.00	9%	270.00	540.00
Total			270.00		270.00	540.00

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

Remarks:

008138/2305904 Yogita Mahendra Nikam.-
 Residential Flat No. 302, Third Floor, "Ashapuri
 Imperial", Survey No. 866/ B/ 50, Plot No. 50A+50B,
 Behind Vinay Nagar Police Station, Deepali Nagar,
 Wadala - Pathardi Road, Village - Nashik, Taluka &
 District - Nashik, Nashik - 422 009, 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