

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.4, Stilt First Floor, " **Yash Apartment** ", Survey No.193/A/3/2+194/3/2, Plot No.11, Opp Deepjyoti Apartment, Canal Hirawadi Link Road, Village - Nashik, Taluka - Nashik, District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India belongs to **Shri.Jitendra Waman Karate & Sau.Kusum Jitendra Karate**

Boundaries of the property:

Boundaries	Building	Flat
North	Survey No.194/3/2	Marginal Space
South	9.00 Meter Wide Road	Lift & Flat No.6
East	Plot No.12	Duct & Flat No.5
West	7.50 Meter Wide Road	Marginal Space

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 valued for this particular purpose at ₹ **34,70,600.00 (Rupees Thirty Four Lakh Seventy Thousand Six 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.**

**Sharadkumar  
Chalikwar**

**Director**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=Mumbai, email=cmd@vastukala.org,  
c=IN  
Date: 2024.04.12 14:50:21 +05'30'

*[Signature]*  
Auth. Sign.



*[Signature]*  
06.05.2024

**Nashik:** 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA  
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**Regd. Office**

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**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. <b>PG-81/24-25</b>	Dated <b>12-Apr-24</b>
	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
<b>Buyer (Bill to)</b> <b>Union Bank of India-Nashik City Branch</b> Navondar Sankul, 1366, M-1 Racca Colony, Sharanpur road Nashik - 422 002, State – Maharashtra, Country – India. GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>008196/2305948</b>	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>3,000.00</b>
	<b>CGST</b>			<b>270.00</b>
	<b>SGST</b>			<b>270.00</b>
<b>Total</b>				<b>3,540.00</b>

Amount Chargeable (in words)

**Indian Rupee Three Thousand Five Hundred Forty Only**

**E. & O.E**

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
<b>Total</b>	<b>3,000.00</b>		<b>270.00</b>		<b>270.00</b>	<b>540.00</b>

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

**Remarks:**  
 008196/2305948 Shri.Jitendra Waman Karate & Sau.Kusum Jitendra Karate Residential - Flat No.4, Stilt First Floor, " Yash Apartment ", Survey No.193/A /3/2+194/3/2, Plot No.11, Opp Deepjyoti Apartment, Canal Hirawadi Link Road, Village - Nashik, Taluka – Nashik, District - Nashik, PIN Code – 422 003, 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**

Authorized Signatory