



VASTUKALA
Unlocking Excellence

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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/05/2024/008482/2306145

02/5-5-RYBS

Date: 02.05.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.101, First Floor, Wing – I, Phase - III, "Parksyde Homes", Survey No. 256 Part & 257 Part, Opp. to Rasbihari International School, Hanuman Nagar, Mumbai - Agra National Highway, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India. belongs to **Name of Owner: Mr. Balashaeb Vinayakrao Nalawade & Ms. Jyoti Sheshrao Kale (Alias), Mrs. Jyoti Balashaeb Nalawade.**

Boundaries of the property.

| Boundaries | Building | Flat |
|------------|----------------------------------|--------------------------------|
| North | Garden Area & Parking | Marginal Space |
| South | H Wing & Vitthal Rukhmini Mandir | Flat No. 102 |
| East | Road | Marginal Space |
| West | J Wing | Staircase/ Lobby & Flat No.104 |

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 **₹ 60,58,800.00 (Rupees Sixty Lakh Fifty-Eight Thousand Eight 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.**

**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: 2024.05.02 15:59:56 +05'30'

Auth. Sign.



Abhijeet Ali E

Nashik: 4, 1st Floor, Madhusa 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

BI-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.co.in | Invoice No. PG-275/24-25 | Dated 2-May-24 |
| | Delivery Note | Mode/Terms of Payment AGAINST REPORT |
| | Reference No. & Date. | Other References |
| Buyer (Bill to) State Bank of India RACC Nashik Branch RBO.2, The Wave Building, 1st Floor, Opposite Shell Petrol Pump, Pathardi Road, Nashik – 422 010, GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27 | Buyer's Order No. | Dated |
| | Dispatch Doc No. 008482/2306145 | 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 % | 1,500.00 |
| | CGST | | | 135.00 |
| | SGST | | | 135.00 |
| | Total | | | 1,770.00 |

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

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 |
| Total | 1,500.00 | | 135.00 | | 135.00 | 270.00 |

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

Remarks:
 008482/2306145 Name of Owner: Mr. Balashaeb Vinayakrao Nalawade & Ms. Jyoti Sheshrao Kale (Alias), Mrs. Jyoti Balashaeb Nalawade - Residential Flat No.101, First Floor, Wing – I, Phase - III, "Parkside Homes", Survey No. 256 Part & 257 Part, Opp. to Rasbihari International School, Hanuman Nagar, Mumbai - Agra National Highway, Village – Nashik, Taluka & 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


 Authorised Signatory