



## Vastukala Consultants (I) Pvt. Ltd.

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LUATION OPINION REPORT

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Vastu/Nashik/05/2024/8540/2306171 04/11-31-CCV

Date: 04.05.2024

This is to certify that the property bearing Residential Flat No.103, (As per Building Plan Flat No.3), First Floor "Lotus Castle 'C' Apartment", Survey No.6/1/2, Near Saykhedkar Hospital, Durga Nagar, Trimurti Chowk, Village - Kamathwade , Taluka & District - Nashik - 422 008, State - Maharashtra, Country - India belongs to Madhura Milind Vaidya.

Boundaries of the property:

Boundaries	Building	Flat		
North	9.00 Meter Road	9.00 Meter Road		
South	Vakratund Row House	Staircase & Open Space		
East	Survey No.8	Flat No.104, ( as per Building Plan Flat No.4 )		
West	6.00 Meter Road	Flat No.102, ( as per Building Plan Flat No.2 )		

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 ₹ 45,64,800.00 (Rupees Forty Five Lakh Sixty Four 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.

Manoi Chalikwar Digitally signed by Manoj Chalikwar DN: cn=Manoj Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbai. email=manoj@vastukala.org, c=IN Date: 2024.05.04 15:37:43 +05'30'

Director

Manoj B. Chalikwar

Registered Valuer Chartered Engineer (India) Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3





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:

Mumbai

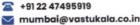
 Aurangabad 
 Pune 

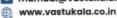
Raipur √ Jaipur



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







## PROFORMA INVOICE

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VASTUKALA

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

Buyer (Bill to)

STATE BANK OF INDIA

RACPC NASHIK BRANCH

1st Floor, Patel Plaza, N.D.Patel Road, Opp BSNL, Landmark Seawoods Navratna Hotel Nashik-422001

GSTIN/UIN

: 27AAACS8577K2ZO

State Name : Maharashtra, Code: 27

Invoice No.	Dated			
PG-299/24-25	4-May-24			
Delivery Note	Mode/Terms of Payment			
	AGAINST REPORT			
Reference No. & Date.	Other References			
Buyer's Order No.	Dated			
Dispatch Doc No.	Delivery Note Date			
008540/2306171	1/2			
Dispatched through	Destination			

Terms	of	Del	ivery
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SI No.	Particulars		HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)	CGST SGST	997224	18 %	1,500.00 135.00 135.00
		Total			1,770.00

Amount Chargeable (in words)

E. & O.E

Indian Rupee One Thousand Seven Hundred Seventy Only

		-	-			
HSN/SAC	Taxable	Central Tax		State Tax		Total
	Value	Rate	Amount	Rate	Amount	Tax 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:

008540/2306171 Madhura Milind Vaidya -Residential Flat No.103, (As per Building Plan Flat No. 3), First Floor "Lotus Castle 'C' Apartment", Survey

No.6/1/2, Near Saykhedkar Hospital, Durga Nagar, Trimurti Chowk, Village - Kamathwade, Taluka & District - Nashik - 422 008, 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

Customer's Seal and Signature

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

for Vastukala Consultants (I) Pvt Ltd

ed Signatory