



**VASTUKALA**  
Unlocking Excellence

www.vastukala.co.in

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/05/2024/008564/2306201

07/1-61-CCBS

Date 07.05.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.102, First Floor, Building No.1, B-Wing " Siddhivinayak Heights ", Survey No.182/4/P+183/2+3+4+5+6, Pathardi Vadner Dumala Road , Village – Vadner Dumala , Taluka & District - Nashik, PIN Code – 422 401, State – Maharashtra, Country – India. belongs to **Shri.Raghunath Vishwanath Buwa & Sau.Vimal Devi Raghunath Buwa.**

Boundaries of the property:

Boundaries	Building	Flat
North	Nala	Open Space
South	Row Houses	Passage & Staircase
East	C-Wing	Flat No.103 of B-Wing
West	A-Wing	Flat No.102 of A-Wing

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 **₹ 21,33,600.00 (Rupees Twenty-One Lakh Thirty-Three 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**

**B. 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 B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2024.05.07 11:28:43 +05'30'

Auth. Sign.

*[Handwritten Signature]*  
*Received*  
*Rakshak*  
*09/5/2024*



**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**

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

📞 +91 22 47495919

✉️ [mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

🌐 [www.vastukala.co.in](http://www.vastukala.co.in)

**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.co.in	Invoice No. <b>PG-328/24-25</b>	Dated <b>6-May-24</b>	
	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>	
	Reference No. & Date.	Other References	
Buyer (Bill to)	Buyer's Order No.	Dated	
<b>Union Bank of India-Ambad Branch Nashik</b> Ambad Branch, Nashik Ramashray Apartment, Sector C, Plot No. 283, Near Bhadrapad Sector, Ashwin Nagar, Near Sambhaji Stadium, Cidco Nashik-422009, State – Maharashtra, Country – India GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Dispatch Doc No. <b>008564/2306201</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>1,000.00</b>
	<b>CGST</b>			<b>90.00</b>
	<b>SGST</b>			<b>90.00</b>
	Total			<b>1,180.00</b>

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

**Indian Rupee One Thousand One Hundred Eighty Only**

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	1,000.00	9%	90.00	9%	90.00	180.00
<b>Total</b>	<b>1,000.00</b>		<b>90.00</b>		<b>90.00</b>	<b>180.00</b>

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

**Remarks:**  
 008564/2306201 Shri.Raghunath Vishwanath Buwa & Sau.Vimal Devi Raghunath Buwa Residential Flat No.102, First Floor, Building No.1, B-Wing " Siddhivinayak Heights ", Survey No.182/4/P+183/2+3 +4+5+6, Pathardi Vadner Dumala Road , Village – Vadner Dumala , Taluka & District - Nashik, PIN Code – 422 401, 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