



Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 22

Vastu/Nashik/05/2024/008564/2306201 07/1-61-CCBS Date 07.05.2024

VALUATION OPINION REPORT

Floor, Building No.1, B-Wing This is to certify that the property bearing Residential Flat No.102, First 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 - Maharaşhtra, 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 Chalikwar Chalikwar

B. Chalikwar

Digitally signed by Sharadkumar B.

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'

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.





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

♥ Indore

Our Pan India Presence at:

Nanded Mumbai

 ∇ Thane Nashik

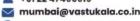
Ahmedabad Delhi NCR Raikot

Raipur

Regd. Office

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







PROFORMA INVOICE

	1	N	1	•	
1	VA	STU	JKA	ALA	

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)

Union Bank of India-Ambad Branch Nashik

Ambad Branch, Nashik

Ramashray Apartment, Sector C, Plot No. 283, Near Bhadrpad Sector, Ashwin Nagar,

Near Sambhaji Stadium,

Cidco Nashik-422009, State - Maharashtra,

Country - India

GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27

Dated
6-May-24
Mode/Terms of Payment
AGAINST REPORT
Other References
Dated
Delivery Note Date
Destination

Terms of Delivery

SI No.	Particulars		HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)	-	997224	18 %	1,000.00
		CGST SGST			90.00 90.00
		Total			1,180.00

Amount Chargeable (in words)

E. & O.E

Indian Rupee One Thousand One Hundred Eighty Only

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

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

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

Authorised Signatory