

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: SBI/ Adgaon Branch / Shri. Kiran Nanasaheb Barde (008879/2306428) Page 2 of 23

Vastu/Nashik/05/2024/008879/2306428

23/1-288-RYBS

Date: 23.05.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House No. 07, Ground + First Floor, "Shivdarshan Row Houses", Gat No. 281/ 2/ 2, Plot No. 30/ 31/ 32/ 33/ 6, Behind Lokdhara Heights Building, Near Hotel Nanacha Mala, Konark Nagar, Village – Adgaon, Taluka & District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India. belongs **Name of Proposed Purchaser: Shri. Kiran Nanasaheb Barde. Name of Owner: M/s. Akshar Buildcon.**

Boundaries of the property.

	Plot No. 30/ 31/ 32/ 33/ 6/ Row Houses / Unit No. 07
North	Row House/ Unit No. 8 on Plot No. 30/ 31/ 32/ 33/ 7
South	Row House/ Unit No. 6 on Plot No. 30/ 31/ 32/ 33/ 5
East	9.00 Meter Colony Road
West	S. No. 281/ 1 P

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 **₹ 40,98,600.00 (Rupees Forty Lakh Ninety-Eight 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.**

Manoj 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: 2024.05.23 12:20:00 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1759

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

Encl: Valuation report.



Vastukala Consultants (I) Pvt. Ltd.
Valuers & Appraisers
Architects &
Interior Designers
Chartered Engineers (I)
TEV Consultants
Leader's Engineer

Handwritten signature

Nashik: 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA
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Our Pan India Presence at :

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Regd. Office

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✉️ 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-549/24-25	Dated 23-May-24
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
Buyer (Bill to) State Bank of India Adgaon Branch Vibhuti, Plot no 1, Survey No 501, Nashik Agra Road, Adgaon SHivar Nashik GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 008879/2306428	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:
 008879/2306428 Name of Proposed Purchaser :
 Shri. Kiran Nanasaheb Barde. Name of Owner : M/s.
 Akshar Buildcon. - Residential Row House No. 07,
 Ground + First Floor, " Shivdarshan Row Houses ",
 Gat No. 281/ 2/ 2, Plot No. 30/ 31/ 32/ 33/ 6, Behind
 Lokdhara Heights Building, Near Hotel Nanacha Mala,
 Konark Nagar, Village - Adgaon, 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