

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row Bungalow No.A-4, Ground + First Floor, " **Durvakar Row Houses**", Survey No.195/4, C.T.S No.6123/Part, Plot No.4 ,Near Ganesh Valley, Swagat Lawns , Eklahara Road , Village – Deolali, Taluka & District - Nashik, PIN Code - 422 214, State - Maharashtra, Country - India belongs **M/s.Aditya Land Developers** Name of Proposed Purchaser: **Kamini Gulabrao Pawar**

Boundaries of the property.

	Plot	Row Bungalow
North	Plot No.3	Bungalow No.A-3
South	Plot No.5	Bungalow No.A-5
East	Survey No.195/5	Side Margin
West	9.00-Meter-Wide Road	9.00 Meter Colony Road

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 ₹ **52,28,000.00 (Rupees Fifty-Two Lakh Twenty-Eight Thousand 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: 2024.05.27 15:23:19 +05'30'

Auth. Sign.



Manoj Chalikwar
Abhyeet Abhishek

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Our Pan India Presence at :

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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-595/24-25	Dated 27-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. 008929/2306474	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	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:

008929/2306474 M/s.Aditya Land Developers Name of Proposed Purchaser: Kamini Gulabrao Pawar - Residential Row Bungalow No.A-4, Ground + First Floor, " Durvakar Row Houses", Survey No.195/4, C. T.S No.6123/Part, Plot No.4 ,Near Ganesh Valley, Swagat Lawns , Eklahara Road , Village - Deolali, Taluka & District - Nashik, PIN Code - 422 214, 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

This is a Computer Generated Invoice