

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row Bungalow On Plot No. 6/ 2, Ground + First Floor, " **Shyam Chhaya Row Bungalow** ", Gat No. 490/ 1/ 6, Plot No. 6/1,6/2,6/3, Near Mounivijay Dental Hospital, Konark Nagar, Mumbai - Agra Road, Jatra Hotel, Village – Adgaon, Taluka & District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India. belongs Name of Owner: **Shri. Ganesh Madhav Pagar.**

Boundaries of the property.

	Plot No. 6/1,6/2,6/3, Row Bungalow on Plot No. 6/ 2
North	Plot No. 6/ 1
South	Plot No. 6/ 3
East	Colony Road
West	Gat No. 490 Part

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 ` **45,06,000.00 (Rupees Forty-Five Lakh Six 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-1751


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: 2024.06.03 17:20:49 +05'30'

Auth. Sign.



  
**Sagar Dawande**



## PROFORMA INVOICE

 <b>VASTUKALA</b> <small>Unlocking Excellence</small>	<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-696/24-25</b>	Dated <b>3-Jun-24</b>
	Delivery Note	Mode/Terms of Payment	
	Reference No. & Date.	Other References	
Buyer (Bill to) <b>State Bank of India</b> Adgaon Branch Vibhuti, Plot no 1, SURvey No 501, Nashik Agra Road, Adgaon SHivar Nashik GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated	
	Dispatch Doc No. <b>009058/2306577</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>1,500.00</b>
	<b>CGST</b>			<b>135.00</b>
	<b>SGST</b>			<b>135.00</b>
	<b>Total</b>			<b>₹ 1,770.00</b>

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
<b>Total</b>	<b>1,500.00</b>		<b>135.00</b>		<b>135.00</b>	<b>270.00</b>

Tax Amount (in words) : **Indian Rupee Two Hundred Seventy Only**

**Remarks:**  
 009058/2306577 Residential Row Bungalow On Plot No. 6/ 2, Ground + First Floor, " Shyam Chhaya Row Bungalow ", Gat No. 490/ 1/ 6, Plot No. 6/1,6/2,6/3, Near Mounivijay Dental Hospital, Konark Nagar, Mumbai - Agra Road, Jatra Hotel, Village - Adgaon, Taluka & District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India. belongs Name of Owner: Shri. Ganesh Madhav Pagar.

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

**for Vastukala Consultants (I) Pvt Ltd**

**Pooja Dagare**

Digitally signed by Pooja Dagare  
 DN: cn=Pooja Dagare, o=Vastukala Consultants  
 2/PK Ltd, ou=Vastukala Mumbai,  
 email=accounts@vastukala.org, c=IN  
 Date: 2024.06.03 11:59:11 +0530  
**Authorised Signatory**

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