

## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report : SBI / Adgaon Branch/ Shri.Ganesh Rajaram Pawar (009212/2306675) Page 2 of 25

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Vastu/Nashik/06/2024/009212/2306675  
11/6-119-CHBS  
Date: 11.06.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.5, First Floor " **Rahui Apartment** ", Survey No.522/18+19, Plot No.18+19 Near Sharayu Park Play Ground , Sagar Village , Village – Adgaon , Taluka & District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India belongs to **Shri.Sandip Kacharu**  
**Gite Name of Proposed Purchaser: Shri.Ganesh Rajaram Pawar & Sau.Mangala Ganesh Pawar.**

Boundaries of the property.

Boundaries of the property		Plot	Flat
North	:	Plot No.20	Flat No.4
South	:	Colony Road	Marginal Space
East	:	Colony Road	Marginal Space
West	:	Plot No.13 and 14	Flat No.6

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 ₹ **22,27,200.00 (Rupees Twenty-Two Lakh Twenty-Seven Thousand Two 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: 2024.06.12 10:29:14 +05'30'

**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.

Auth. Sign.




Sagar Pawar  
9372240103

**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 :

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**Regd. Office**

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



**PROFORMA INVOICE**

 <b>VASTUKALA</b> <small>INSPECTION &amp; CERTIFICATION</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-792/24-25</b>	Dated <b>11-Jun-24</b>
		Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
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		Reference No. & Date.	Other References
		Buyer's Order No.	Dated
		Dispatch Doc No. <b>009212/2306675</b>	Delivery Note Date
		Dispatched through	Destination
Terms of Delivery			

Sl 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>

*E. & O.E*


Amount Chargeable (in words)  
**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:**  
 009212/2306675 Shri.Sandip Kacharu Gite  
 Name of Proposed Purchaser: Shri.Ganesh Rajaram Pawar & Sau.Mangala Ganesh Pawar.  
 Residential Flat No.5, First Floor " Rahul Apartment ", Survey No.522/18+19, Plot No.18 +19 Near Sharayu Park Play Ground, Sagar Village, 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
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