

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/07/2024/009958/2307262
1777-266-RYBS
Date.17.07.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 15, Second Floor, "Tirupati Balaji Co - Op. Housing Society", Survey No. 12A/ 7/ 3/ 9+10/ 1 & 2, Plot No. 1+2, Behind Maharudra Hanuman Mandir, Pavan Nagar, Makhmalabad Road, Village - Nashik, Taluka - Nashik, District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India. belongs to Name of Proposed Purchaser : **Shri. Khushal Ramdas Magar.**
Name of Owner : **Shri. Bhaskar Gangadhar Devdrao.**

Boundaries of the property:

Boundaries	Building	Flat
North	Open Plot	Open Duct, Staircase & Flat No.17
South	Road	Marginal Space
East	Open Plot	Marginal Space
West	Open Plot	Flat No. 05

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 ₹ **19,00,690.00 (Rupees Nineteen Lakh Six Hundred Ninety 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 B. Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2024.07.17 16:50:51 +05'30'

Auth. Sign.



[Handwritten Signature]
18/07/24

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

Our Pan India Presence at :

- Nanded
- Thane
- Ahmedabad
- Delhi NCR
- Mumbai
- Nashik
- Rajkot
- Raipur
- Aurangabad
- Pune
- Indore
- Jaipur

Regd. Office


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

+91 22 47495919

mumbai@vastukala.co.in

www.vastukala.co.in

PROFORMA INVOICE

 VASTUKALA <small>Inspection & Certification</small>	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-1375/24-25	Dated 17-Jul-24
	Delivery Note	Mode/Terms of Payment AGAINST REPORT	
	Reference No. & Date.	Other References	
	Buyer's Order No.	Dated	
Buyer (Bill to) UNION BANK OF INDIA RLP NASHIK BRANCH Nawandar Sankul Racca Colony, Near Soni Paithani, Sharanpur road Nashik-02 GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Dispatch Doc No. 009958/2307262	Delivery Note Date	
	Dispatched through	Destination	
Terms of Delivery			

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

Amount Chargeable (in words)

Indian Rupee One Thousand One Hundred Eighty Only

1,180.00
E. & O.E

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	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**

Company's Bank Details

Bank Name : **ICICI Bank Ltd - Nashik**

A/c No. : **345505001235**

Branch & IFS Code: **Nashik - Adgaon Naka & ICIC0003455**

Remarks:
 009958/2307262 Name of Proposed Purchaser :
 Shri. Khushal Ramdas Magar.- Name of Owner :
 Shri. Bhaskar Gangadhar Devdrao.- Residential
 Flat No. 15, Second Floor, " Tirupati Balaji Co -
 Op. Housing Society ", Survey No. 12A/ 7/ 3/ 9+10
 / 1 & 2, Plot No. 1+2, Behind Mahanudra
 Hanuman Mandir, Pavan Nagar, Makhmalabad
 Road, Village - Nashik, Taluka - Nashik, District -
 Nashik, PIN Code - 422 003, State -
 Maharashtra, Country - India
 Company's PAN : **AADCV4303R**



UPI Virtual ID : vastukalaconsul@icici

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

for Vastukala Consultants (I) Pvt Ltd

Authorised Signatory

This is a Computer Generated Invoice