

Vastu/Nashik/07/2024/0010154/2307400
25/11-404 -CCBS
Date: 25.07.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.501, Fifth Floor, " Nilkanth Heights Apartment ", Survey No.324/2A/1/2/2B, Plot No.26+27+28, Near Gajanan Garden, Prashant Nagar, Pathardi Phata, Village – Pathardi, Taluka & District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India belongs to **M/s.Vinayak Infra**. Name of Proposed Purchaser: **Shri.Ajay Umakant Sonar**

Boundaries of the property.

		As per Site	As per Site
North	:	Road	Flat No.506 & Passage
South	:	Garden	Building Marginal Space
East	:	Building	Building Marginal Space
West	:	Open Plot	Passage & Flat No.502

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 **₹ 35,11,200.00 (Rupees Thirty-Five Lakh Eleven 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

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Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Sharadkumar
Chalikwar**

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=cmd@vastukala.org, c=IN
Date: 2024.07.25 15:38:04 +05'30'

Auth. Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

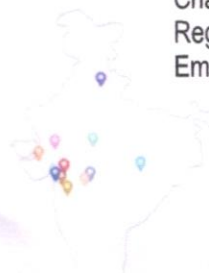
Reg. No. (N) CCIT/1-14/52/2008-09 PNB













Empanelment No. ZO:SAMD:1138



Nashik: 4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road,
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Our Pan India Presence at :



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Regd. Office




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

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PROFORMA INVOICE

 VASTUKALA <small>Accounting & Advisory</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-1503/24-25	Dated 25-Jul-24			
		Delivery Note Reference No. & Date.	Mode/Terms of Payment AGAINST REPORT	Other References		
Buyer (Bill to) PUNJAB NATIONAL BANK -CANADA CORNER BRANCH Shop No.2,3,4 Prestige Point, Opp. Vasant Market, Canada Corner NASHIK GSTIN/UIN : 27AAACP0165G3ZN State Name : Maharashtra, Code : 27	Buyer's Order No. Dispatch Doc No. 0010154/2307400	Dated 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 %	2,500.00		
	CGST			225.00		
	SGST			225.00		
	Total			2,950.00		
Amount Chargeable (in words)				E. & O.E		
Indian Rupee Two Thousand Nine Hundred Fifty Only						
HSN/SAC	Taxable Value	Central Tax Rate	Central Tax Amount	State Tax Rate	State Tax Amount	Total Tax Amount
997224	2,500.00	9%	225.00	9%	225.00	450.00
Total	2,500.00		225.00		225.00	450.00
Tax Amount (in words) : Indian Rupee Four Hundred Fifty Only						
Remarks: 0010154/2307400 Name of Proposed Purchaser: Shri.Ajay Umakant Sonar- Name of Owner: M/s.Vinayak Infra-Residential Flat No.501, Fifth Floor, " Nilkanth Heights Apartment ", Survey No.324/2A/1/2/2B, Plot No.26+27+28, Near Gajanan Garden, Prashant Nagar, Pathardi Phata, Village - Pathardi , Taluka & District - Nashik, PIN Code - 422 010, 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 : vastukalacounsel@icici				
Customer's Seal and Signature			for Vastukala Consultants (I) Pvt Ltd  Authorised Signatory			

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