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CIN: U74120MH2010PTC2078

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/08/2024/010429/2307646 10/8-124-RVBSCC Date: 10.08.2024

MSME Reg No: UDYAM-MH-18-UU85 An ISO 9001: 2015 Certified Compa

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No. 11, Ground Floor, "Kuber Corner", Near Chhatrapati Shivaji Maharaj Statue, Ashtvinayak Nagar, Jail Road, Plot No. 04, New/Current Survey No. 12/ 1/ 2+12/ 1/ 3, Village - Dasak, Taluka - Nashik, District - Nashik, Nashik, 422 101, State - Maharashtra, India belongs to Mr. Ravsaheb Narayan Malode.

Boundaries	JACKPIC .	Building	Shop
North	1 :	By Saikheda Road	Lobby
South		By Plot No.2	Parking
East		By Plot No.27 & Open Space	Shop No. 10
West	:	By Jail Road	Shop No. 12

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at ₹ 30,92,960.00 (Rupees Thirty Lakh Ninety Two Thousand Nine Hundred Sixty 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 report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar B. Chalikwar

Digitally signed by Sharadkumar B. Chalil DN: cm=Sharadkumar B. Challkwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN Date: 2024.08.10 14:51:09 +05'30'

Director

Auth. S gn.



Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

Bank Of Maharashtra Empanelment No.: AX-8/NZ/Panal Valuer/2022-23

Encl.: Valuation report

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

Nashik Rajkot Aurangabad Pune

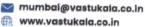
♀Indore

Raipur Jaipur

Regd. Office

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





PROFORMA INVOICE

9	W.	9
1	V	
VA	STUKA	LA

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

Buyer (Bill to)

BANK OF MAHARASHTRA-JAIL ROAD

Satbhai Sankul, Oppsite Matoshree,

Satbhai Nagar, Jail Road Nashik Road, Nashik 422101.

GSTIN/UIN State Name : 27AACCB0774B1Z4 : Maharashtra, Code : 27

Invoice No.	Dated
PG-1746/24-25	10-Aug-24
Delivery Note	Mode/Terms of Payment
	AGAINST REPORT
Reference No. & Date.	Other References
Buyer's Order No.	Dated
Dispatch Doc No.	Delivery Note Date
010522/2307641	
Dispatched through	Destination

Terms of Delivery

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE CGST		18 %	3,000.00 270.00 270.00
	T test (chillings of) the CD II , a global state	y an	no proper	
	Tota			3,540.00

Amount Chargeable (in words)

E. & O.E

Indian Rupee Three Thousand Five Hundred Forty Only

HSN/SAC	Taxable	CGST		SGST/UTGST		Total	
2	Value	Rate	Amount	Rate	Amount	Tax Amount	
997224	3,000.00	9%	270.00	9%	270.00	540.00	
Total	3.000.00		270.00		270.00	540.00	

Tax Amount (in words): Indian Rupee Five Hundred Forty Only

Remarks:

010522/2307641 Shri. Ravindra Ambadas Punde. -Residential House No. 06, Ground Floor + First Floor, "Sumukh Row Houses", Survey No. 26/3/2/2, Plot

No. 13+14, Near Madhav Lawns, Sadhguru Nagar, Jai Bhavani 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

Customer's Seal and Signature

Company's Bank Details

Bank Name

: ICICI BANK LTD

A/c No. : 1:

123105000319

Branch & IFS Code: MIG Colony, Bandra (E.), Mumbai & ICIC0001231



UPI Virtual ID : vastukala@icig

for Vastukala Consultants (I) Pvt Ltd

ASMITA JAYSING RATHOD
Digitally signed on 10-08-2024 12:50:11

Authorised Signatory

This is a Computer Generated Invoice