



VASTUKALA
Unlocking Excellence

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MSME Reg No: UDYAM-MH-18-00836

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC20786

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/08/2024/010654/2307745

19/3-223-RVBS

Date: 19.08.2024

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 306, 3rd Floor, Wing - B, "Daksh Skyway Apartment ", Near Motiwala Medical College, Dhruv Nagar, Gangapur - Satpur Link Road, Village - Gangapur, Taluka - Nashik, District - Nashik, Nashik, 422 007, State - Maharashtra, India belongs to **Mrs. Pryanka Mangesh Chaudhari & Mr. Mangesh Shivaji Chaudhari..**

| Boundaries | : | Building | Flat |
|------------|---|--------------------------------|--------------------------|
| North | : | By Adjoining S.No. 65/ 1/ 1/ 1 | Flat No. 307 |
| South | : | By Adjoining S.No. 65/ 1/ 1/ 1 | Marginal Space |
| East | : | By Adjoining S.No. 65/ 1/ 1/ 1 | Flat No. 305 |
| West | : | By Gangapur - Satpur Link Road | By Marginal Space & Road |

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 **₹ 54,13,600.00 (Rupees Fifty Four Lakh Thirteen Thousand Six Hundred Only) After completion of construction works.** As per Site Inspection 27% Construction Work is Completed.

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.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.co.in
Date: 2024.08.19 13:22:29 +05'30'

[Signature]
Auth. Sign.

Director



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

State Bank of India Empanelment No.: NZO /CR/22-23/39

Encl.: Valuation report

[Signature]
23/08/2024

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 :

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

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PROFORMA INVOICE

| | | |
|---|-----------------------|-----------------------|
|  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. | Dated |
| | PG-1846/24-25 | 19-Aug-24 |
| | Delivery Note | Mode/Terms of Payment |
| | Reference No. & Date. | AGAINST REPORT |
| Buyer (Bill to) STATE BANK OF INDIA RACPC NASHIK BRANCH 1st Floor, Patel Plaza, N.D.Patel Road, Opp BSNL, Landmark Seawoods Navratna Hotel Nashik-422001 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27 | Buyer's Order No. | Dated |
| | Dispatch Doc No. | Delivery Note Date |
| | 010654/2307745 | |
| | Dispatched through | Destination |
| Terms of Delivery | | |

| Sl No. | Particulars | HSN/SAC | GST Rate | Amount |
|--------------|----------------------|---------|----------|-----------------|
| 1 | VALUATION FEE | 997224 | 18 % | 1,500.00 |
| | CGST | | | 135.00 |
| | SGST | | | 135.00 |
| Total | | | | 1,770.00 |

Amount Chargeable (in words)

Indian Rupee One Thousand Seven Hundred Seventy Only

| HSN/SAC | Taxable Value | CGST | | SGST/UTGST | | Total Tax Amount |
|--------------|---------------|------|-----------------|------------|---------------|------------------|
| | | Rate | Amount | Rate | Amount | |
| 997224 | 1,500.00 | 9% | 135.00 | 9% | 135.00 | 270.00 |
| Total | | | 1,500.00 | | 135.00 | 270.00 |

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

Remarks:

010654/2307745 Mrs. Pryanika Mangesh Chaudhari & Mr. Mangesh Shivaji Chaudhari - Residential Flat No. 306, 3rd Floor, Wing - B, "Daksh Skyway Apartment", Near Motiwala Medical College, Dhruv Nagar, Gangapur - Satpur Link Road, Village - Gangapur, Taluka - Nashik, District -Nashik, Nashik, 422 007, State - Maharashtra, 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

This is a Computer Generated Invoice