



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-008361

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 22

Vastu/Nashik/09/2024/011201 /2308171

14/4-177-RPBS

Date: 14.09.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land Bearing **West Side Plot No.3 Part**, Survey No.202/1/B, Near Ganpati Mandir, Shahu Nagar, Bhaygaon Link Road, At- Bhaygaon, Taluka – Malegoan , District – Nashik, PIN – 423 203, State – Maharashtra, Country – India belongs to **Shri.Vishal Sham Khedkar**.

Boundaries of the property:

	Land
North	Adjoining Survey
South	Road
East	Plot No.3 Part
West	Plot No.4

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 for this particular purpose at specifications is **₹ 16,75,050 /- (Rupees Sixteen Lakh Seventy-Five Thousand Fifty Only)**.

The valuation of the property is based on the documents produced by the concerned. Legal aspects have not been taken into consideration while preparing this valuation report.

Hence certified

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

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report.

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.09.14 12:18:53 +05'30'

Auth. Sign.



Received
18/9/2024
[Signature]

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

mumbai@vastukala.co.in

www.vastukala.co.in



PROFORMA INVOICE

 VASTUKALA <small>Unlocking Excellence</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-2264/24-25	Dated 14-Sep-24	
	Delivery Note	Mode/Terms of Payment AGAINST REPORT	Reference No. & Date.	Other References
	Buyer (Bill to) Janta Sahakari Bank Ltd Nashik Branch Alpha Sqaure , D'Souza Colony, Off.Collage Road, Times Of India Building, Opp.Kathiyawad Showroom, Nashik-422005 GSTIN/UIN : 27AAAJJ0073G1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated	Dispatch Doc No. 011201/2308171
	Dispatched through	Destination	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE	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	CGST		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	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:

011201/2308171 Shri.Vishal Sham Khedkar
 -Residential Land Bearing West Side Plot No.3 Part ,
 Survey No.202/1/B,Near Ganpati Mandir,Shahu
 Nagar,Bhaygaon Link Road, At- Bhaygaon, Taluka –
 Malegoan , District – Nashik, PIN – 423 203, 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 : vastukalaconsu@icici

Customer's Seal and Signature

for Vastukala Consultants (I) Pvt Ltd

• Authorised Signatory

This is a Computer Generated Invoice