

An ISO 9001: 2015 Certified Company CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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MSME Reg No: UDYAM-MH-18-0083617

Vastu/Mumbai/09/2024/011207/2308169 14/2-175-CCRJ

Date: 14.09.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Row House on Plot No.45 Part, Ground Floor Survey No.6/1/A, Apposite Water Tank, Near Jestha Nagrik Udyan, Vardhaman Nagar, Camp Road, At -Malegaon Camp, Taluka- Malegaon, District - Nashik, PIN Code - 423 203, State - Maharashtra, Country - India Belongs to Shri.Sachin Sunil Khedkar

Boundaries of the property

boulluanes of the property.		
Boundaries of the property		Plot
North		Road
South		Plot No.45 Part
East	: 1	Plot No.46
West		Road

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 Fair Market Value purpose at:

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)	
Land and Building	₹ 33,79,082/-	₹ 32,10,128/-	₹ 27,03,266/-	₹ 7,24,100/-	

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 Digitally signed by Manoj Chalikwa DN: cn=Manol Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumber email=manoi@vastukala.org, c=IN Date: 2024.09.14 11:50:20 +05'30'

ign.

Director

Manoj B. Chalikwar

Registered Valuer Chartered Engineer (India) Reg. No. CAT-I-F-1763 Encl: Valuation report.

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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:

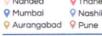
Mumbai Raipur

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 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

AGAINST REPORT Reference No. & Date. Other References

Dated

Buver's Order No.

Dispatch Doc No. **Delivery Note Date**

Dated

14-Sep-24

Mode/Terms of Payment

011207/2308169

Dispatched through Destination

Terms of Delivery

Invoice No.

Delivery Note

PG-2262/24-25

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 State Name : 27AAAJJ0073G1ZH : Maharashtra, Code: 27

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE CGST SGST		18 %	3,000.00 270.00 270.00
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	and the property of the second second	3 KJ m/m	3 16	perer premises o
	Total	100000		3,540.0

Amount Chargeable (in words)

E. & O.E

Indian Rupee Three Thousand Five Hundred Forty Only

HSN/SAC	Taxable	CGST		SGST/UTGST		Total
	Value	Rate	Amount	Rate	Amount	Tax Amount
997224	3,000.00	9%	270.00	9%	270.00	540.00
Total	3,000.00	0.700	270.00	#312 L	270.00	540.00

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

Remarks:

011207/2308169 Shri.Sachin Sunil Khedkar -Residential Land and Row House on Plot No.45 Part, Ground Floor Survey No.6/1/A, Apposite Water Tank, Near Jestha Nagrik Udyan , Vardhaman Nagar , Camp Road, At - Malegaon Camp, Taluka-Malegaon, District - Nashik, PIN Code - 423 203,

State - Maharashtra, Country - India

: AADCV4303R Company's PAN

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 - Nashik

: 345505001235 A/c No.

Branch & IFS Code: Nashik - Adgaon Naka & ICIC0003455



: vastukalaconsul@icici

for Vastuka a Consultants (I) Pvt Ltd

Authorised Signatory