

**VALUATION OPINION REPORT**

This is to certify that the under construction property bearing Residential Flat No. 205, 2<sup>nd</sup> Floor, "Mani Vista", Near Sanklecha Apartment, Swami Samarth Nagar, Plot No. 48/60/ 61/ 7 To 18, Jatra - Nandur Road, Village - Adgaon, Taluka - Nashik, District - Nashik, Nashik, PiN Code - 422 003, State - Maharashtra, India belongs to **Sau. Manisha Madhukar Umbare.**

Boundaries	:	Building	Flat
North	:	Road	Side Margin
South	:	Building	Passage & Flat No. 202
East	:	Road	Lift
West	:	Row House	Duct & Flat No. 204

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 **₹ 37,85,400.00 (Rupees Thirty Seven Lakh Eighty Five Thousand Four Hundred Only) After completion of construction works.** As per Site Inspection 71% Construction Work is Completed.

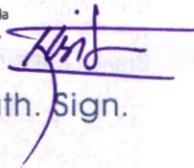
The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj Chalikwar**  
Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.09.16 10:43:55 +05'30'



Auth. Sign.



**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

*Value Received Abijeet Aliee.*

Encl.: Valuation report



## PROFORMA INVOICE

 <b>VASTUKALA</b> <small>Unlocking Excellence</small>	<b>Vastukala Consultants (I) Pvt Ltd</b> B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST, MUMBAI - 400072 GSTIN/UIIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.co.in	Invoice No. <b>PG-2299/24-25</b>	Dated <b>16-Sep-24</b>
	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>	
	Reference No. & Date.	Other References	
	Buyer's Order No.	Dated	
Buyer (Bill to) <b>State Bank of India</b> RACC Nashik Branch RBO.2, The Wave Building, 1st Floor, Opposite Shell Petrol Pump, Pathardi Road, Nashik – 422 010, GSTIN/UIIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Dispatch Doc No. <b>011243/2308206</b>	Delivery Note Date	
	Dispatched through	Destination	
	Terms of Delivery		
	(Empty space for terms of delivery)		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b>	997224	18 %	<b>1,500.00</b>
	<b>CGST</b>			<b>135.00</b>
	<b>SGST</b>			<b>135.00</b>
<b>Total</b>				<b>1,770.00</b>

Amount Chargeable (in words)

**E. & O.E**

**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
<b>Total</b>			<b>135.00</b>		<b>135.00</b>	<b>270.00</b>

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

**Remarks:**  
 011243/2308206 Sau. Manisha Madhukar Umbare  
 -Residential Flat No. 205, 2nd Floor, "Mani Vista",  
 Near Sanklecha Apartment, Swami Samartha Nagar,  
 Plot No. 48/60/ 61/ 7 To 18, Jatra - Nandur Road,  
 Village - Adgaon, Taluka - Nashik, District - Nashik,  
 Nashik, PiN Code - 422 003, 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