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MSME Reg No: UDYAM-MH-18-008361  
An ISO 9001 : 2015 Certified Company  
CIN: U74120MH2010PTC207869

# Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/09/2024/011269/2308224  
19/18-230-RUPBS  
Date: 18.09.2024

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 13, 4<sup>th</sup> Floor, "Shree Samarath Avenue Apartment", Near Raje Sambhaji Vyayamshaia, Karmayogi Nagar, Plot No. 12+13+14, Sadguru Nagar, Tidke Colony Road, Mukta Marg, Village - Nashik, Taluka - Nashik, District - Nashik, Nashik, 422008, State - Maharashtra, India belongs to Shri. Manish Trimbak Baviskar & Sau. Savita Manish Baviskar.

Boundaries	:	Building	Flat
North	:	Road	Passage & Colony Road
South	:	Building	Flat No. 14 & Staircase
East	:	Building	Marginal Space
West	:	Road	Flat No. 16 & Lift

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 ₹ 57,81,810.00 (Rupees Fifty Seven Lakh Eighty One Thousand Eight Hundred Ten 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.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.09.18 10:14:38 +05'30'

Director

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

Encl.: Valuation report

*Received  
19/09/24*



Nashik: 4, 1st Floor, Madhumag 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
  - Mumbai
  - Aurangabad
  - Thane
  - Nashik
  - Pune
  - Ahmedabad
  - Rajkot
  - Indore
  - Delhi NCR
  - Rajpur
  - Jaipur

Regd. Office  
B1-001, U/B Floor, BOOMERANG, Chandivall Farm Road, Powai, Andheri East, Mumbai-400072, (M.S), India  
+91 22 47495919  
mumbai@vastukala.co.in  
www.vastukala.co.in



**PROFORMA INVOICE**

 <b>Vastukala Consultants (I) Pvt Ltd</b> 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. <b>PG-2317/24-25</b>	Dated <b>18-Sep-24</b>
	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
Buyer (Bill to) <b>STATE BANK OF INDIA</b> <b>RACPC NASHIK BRANCH</b> 1st Floor, Patel Plaza, N.D.Patel Road, Opp BSNL, Landmark Seewoods Navratna Hotel Nashik-422001 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. <b>011269/2308224</b>	Delivery Note Date
	Dispatched through	Destination
	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>1,500.00</b>		<b>135.00</b>	<b>270.00</b>

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

**Remarks:**  
 011269/2308224 - Shri. Manish Trimbak Baviskar & Sau. Savita Manish Baviskar - Residential Flat No. 13, 4th Floor, "Shree Samarth Avenue Apartment", Near Raje Sambhaji Vyayamshala, Karmayogi Nagar, Plot No. 12+13+14, Sadguru Nagar, Tidke Colony Road, Mukta Marg, Village - Nashik, Taluka - Nashik, District - Nashik, Nashik, 422008, 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