

## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report : SBI/ RACPC Nashik Branch / Priyanka Rajendra Dusane (011553/2308437)

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Vastu/Mumbai/09/2024/011553/2308437

30/8-443-CCBS

Date: 30.09.2024

### 1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Bungalow on **Plot No.15**, Ground+ First Floor, Survey No.306/1/3/1, Near Rising Stars English Medium School, Jatra Nandur Link Road, Village – Adgaon , Taluka - Nashik, District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India belongs to **Shri.Rajendra Annasaheb Gayakwad** Name of Proposed Purchaser : **Priyanka Rajendra Dusane**

Boundaries of the property.

Plot  
North : Plot No.14  
South : Plot No.9  
East : 7.5.Mtr Wide Colony Road  
Wes : Plot No.10

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	₹ 1,18,93,280/-	₹ 1,12,98,616/-	₹ 95,14,624/-	₹ 31,18,629/-

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.**

**Sharadkumar Chalikwar**

Director

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbai, email=cmd@vastukala.org, c=IN  
Date: 2024.09.30 15:32:23 +05'30'

Auth. Sign.



**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-010

SBI Empanelment No.: SME/TCC/2021-22/85/13

**Nashik:** 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur 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 :

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**Regd. Office**

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai** :400072, (M.S), India

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✉ [mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

🌐 [www.vastukala.co.in](http://www.vastukala.co.in)



## 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/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.co.in	Invoice No.	Dated
		PG-2530/24-25	30-Sep-24
		Delivery Note	Mode/Terms of Payment
		Reference No. & Date.	Other References
Buyer (Bill to) <b>STATE BANK OF INDIA</b> 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	
	011553/2308437		
	Dispatched through	Destination	
	Terms of Delivery		

Sl 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>135.00</b>	<b>270.00</b>

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

**Remarks:**

011553/2308437 Name of Proposed Purchaser:  
 Priyanka Rajendra Dusane - Name of Owner : Shri.  
 Rajendra Annasaheb Gayakwad - Residential Land  
 and Bungalow on Plot No.15, Ground+ First Floor,  
 Survey No.306/1/3/1, Near Rising Stars English  
 Medium School, Jatra Nandur Link Road, Village -  
 Adgaon , Taluka - Nashik, District - Nashik, PIN Code -  
 422 003,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 : vastukalaconsul@icici

Customer's Seal and Signature

for Vastukala Consultants (I) Pvt Ltd

Authorised Signatory

This is a Computer Generated Invoice