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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report / JSBL Nashik branch / Shri. Satish Subhash Patil (011563/2308459) Page 2 of 23

Vastu/Nashik/09/2024/011563/2308459

30/30-465-RYBS

Date: 30.09.2024

VALUATION OPINION REPORT

This is to certify that the property Residential Row House No. 06, Ground Floor + First Floor, " **Shri Hari Row Houses** ", Survey No. 319/ 1/ B/ 1A, Plot No. 45+46+47, Near Sai Baba Mandir, Murlidhar Nagar, Pathardi Phata Road, Village - Pathardi, Taluka & District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India belongs to **Name of Proposed Purchaser: Shri. Satish Subhash Patil. Name of Owner: Savita Deepak Thakur & Vijay Deepak Thakur.**

Boundaries of the property:

	Building	Row House
North	6.00 M. Colony Road	Side Margin Open Space, Compound wall & 6.00 M. Colony Road
South	LA+ALA Plot	Side Margin Space
East	S. No. 319/ 1B	Row House No. 05
West	Plot No. 44	Plot No. 44

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 for this particular purpose at specifications ₹ **22,52,250.00 (Rupees Twenty Two Lakh Fifty Two Thousand Two Hundred Fifty 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 valuation 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, A=IN,
Date: 2024.09.30 18:37:32 +05'30'

Auth. Sign.



Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report.

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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- Nashik
- Rajkot
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Regd. Office

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

+91 22 47495919

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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	Invoice No. PG-2552/24-25	Dated 30-Sep-24
	Delivery Note	Mode/Terms of Payment
	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. 011563/2308459	Delivery Note Date
	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:
 011563/2308459 Name of Proposed Purchaser: Shri. Satish Subhash Patil. Name of Owner: Savita Deepak Thakur & Vijay Deepak Thakur - Residential Row House No. 06, Ground Floor + First Floor, " Shri Hari Row Houses ", Survey No. 319/ 1/ B/ 1A, Plot No. 45+46+47, Near Sai Baba Mandir, Murlidhar Nagar, Pathardi Phata Road, Village - Pathardi, Taluka & District - Nashik, PIN Code - 422 010, State - Maharashtra, Country - India
 Company's PAN : **AADCV4303R**

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

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

for Vastukala Consultants (I) Pvt Ltd
Pooja Dagare
 Authorised Signatory

This is a Computer Generated Invoice

Received
Pooja Dagare
10/15/2024