

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 6, 6<sup>th</sup> Floor, "Amber Apartment", Opp. Ramdas Garden, Near Boys Town School, Plot No. 59, Off College Road, Taluka - Nashik, District - Nashik, Nashik, 422005, State - Maharashtra, India belongs to **Mr. Sagar Shailesh Shah & Mrs. Vaishali Sagar Shah**.

Boundaries	:	Building	Flat
North	:	Preeti Bungalow & Shri Ganesh Apartment	Staircase
South	:	Road	Marginal Space
East	:	Other Residential Building	Marginal Space
West	:	Sai Prabha Bungalow	Marginal Space

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 **₹ 1,23,77,760.00 (Rupees One Crore Twenty Three Lakh Seventy Seven Thousand Seven Hundred Sixty Only)**.

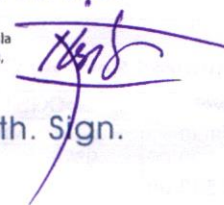
The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Manoj  
Chalikwar**  
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: 2024.12.12 16:56:00 +05'30'

  
Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

State Bank of India Empareirment No.: NZO /CR/22-23/39

Encl.: Valuation report

**Nashik:** 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road,  
Adgaon, Nashik-422003 (M.S.), INDIA  
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**Regd. Office**

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## PROFORMA INVOICE

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. <b>PG-3664/24-25</b>	Dated <b>12-Dec-24</b>
		Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
		Reference No. & Date. <b>PG-3664/24-25 dt. 12-Dec-24</b>	Other References
	Buyer (Bill to) <b>STATE BANK OF INDIA</b> JEHAN CIRCLE BRANCH Mandalik Plaza, Near Hotel Curry Leaves, Jehan Circle, Gangapur road, Nashik 422005 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. <b>13025/2309570</b>	Delivery Note Date	
	Dispatched through	Destination	
	Terms of Delivery		

SI No.	Particulars	HSN/SAC	Amount
1	<b>VALUATION FEE</b>	997224	<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>

E. & O.E

Amount Chargeable (in words) **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:**  
 13025/2309570 Mr. Sagar Shailesh Shah & Mrs. Vaishali Sagar Shah -Residential Flat No. 6, 6th Floor, "Amber Apartment", Opp. Ramdas Garden, Near Boys Town School, Plot No. 59, Off College Road, Taluka - Nashik, District - Nashik, Nashik, 422005, 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 : **vastukalaco@icici**  
 for Vastukala Consultants (I) Pvt. Ltd.

Authorized Signatory