

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report : SBI / Dixi Bamch/ Mr. Rahul Dagu Kushare (13701/ 2310075) Page 2 of 25

Vastu/Nashik/01/2025/13701/2310075
16/08-194-RYSP
Date: 16.01.2025

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential House No. 02 , Ground Floor + First Floor + Second Floor, Row House Phase -1, C - Wing, " **Kalpataru Baug Phase - 1** ", Gat No.- 2658/ 1, opposite Dynamic Health Club, Shivaji Nagar, off Mumbai - Agra Road, Village - Ozar Township, Taluka - Niphad, District - Nashik, PIN Code - 422 206, State - Maharashtra, Country - India. belongs to Name of Owner : **Mr. Rahul Dagu Kushare.**

Boundaries of the property.

	Gat No.- 2658/ 1	Residential House No. 02
North	Gat No. 2659	Side Margin
South	Gat No. 2657	7.5 Mtr Road
East	12.00 Meter Colony Road	Row House No. 03 of C Wing
West	Gat No. 2656	Row House No. 01 of C Wing

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 **₹ 49,98,400.00 (Rupees Forty Nine Lakh Ninety Eight Thousand Four Hundred Only)**. As per Site Inspection 74% 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 valuation report.

Hence certified

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

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1663
SBI Empanelment No.: SME/TCC/2021-22/86/3
Encl: Valuation report.

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.01.16 14:34:15 +05'30'

Auth. Sign.



17.1.25

Nashik: 4, 1st Floor, Madhusha 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 Thane Ahmedabad Delhi NCR
Mumbai Nashik Rajkot Raipur
Aurangabad Pune Indore Jaipur

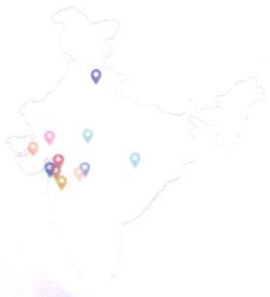
Regd. Office

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


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PROFORMA INVOICE

 VASTUKALA <small>Consulting & Facilitation</small>	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-4165/24-25	Dated 16-Jan-25
	Delivery Note	Mode/Terms of Payment AGAINST REPORT	
	Reference No. & Date. PG-4165/24-25 dt. 16-Jan-25	Other References NILESH GUNJAL/9545015543	
	Buyer (Bill to) STATE BANK OF INDIA Meri Branch Nashik Dindori Road, Near Relience Petrol Pump. Nashik -422004 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Buyer's Order No. Dated Dispatch Doc No. 13701/2310075 Dispatched through Destination Terms of Delivery	

SI No.	Particulars	HSN/SAC	Amount
1	VALUATION FEE	997224	1,500.00
	CGST		135.00
	SGST		135.00
Total			₹ 1,770.00

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
Total	1,500.00		135.00		135.00	270.00

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

Remarks:
 13701/2310075 Mr. Rahul Dagu
 Kushare Residential Row House No. 02, Ground Floor, Wing - C, Row House Phase - 1, " Kalpataru Baug Phase - 1, opposite Dynamic Health Club, Shivaji Nagar , New/Current Survey No. Gat No.- 2658/ 1, off Mumbai - Agra Road, Village - Ozar Township, Taluka - Niphad, District - Nashik, Nashik, PIN Code - 422 206, 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**

for Vastukala Consultants (I) Pvt. Ltd.

Authorized Signatory