



**VASTUKALA**  
Unlocking Excellence

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MSME Reg No: UDYAM-MH-18-008561  
An ISO 9001 : 2015 Certified Company  
CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report : SBI / Dixi Barnch/ Mr. Prafullachandra Digambar Jadhav & Others (014134 / 2310397) Page 2 of 23

Vastu/Nashik/06/2025/014134/2310397  
05/5-47 -RYBS  
Date: 05.02.2025

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential House No. 01, 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. Prafullachandra Digambar Jadhav & Mrs. Rekha Prafullchandra Jadhav.**

Boundaries of the property.

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

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 75% 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

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2025.02.05 14:32:50 +05'30'

Auth. Sign.



**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.

*05/02/25*

**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 :

Nanded Thane Ahmedabad Delhi NCR  
Mumbai Nashik Rajkot Raipur  
Aurangabad Pune Indore Jaipur

**Regd. Office**

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

+91 22 47495919

mumbai@vastukala.co.in

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## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report / SBI/ RACC Nashik Branch/ Shri. Bhikan Vitthal Barse & Others (014108 /2310382) Page 2 of 23

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Vastu/Nashik/02/2025/014108/2310382  
04/9-32-RYBS  
Date: 04.02.2025

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House No. H-3, Building No. H, Ground Floor + First Floor, " Sahil Nagar " , Gat No. 15, Opp. to K.G.D.M Arts, Commerce, & Science College, Pimpalgaon Road, Village – Niphad, Taluka - Niphad, District - Nashik, PIN Code - 422 303, State - Maharashtra, Country - India. belongs **Name of Proposed Purchaser: Shri. Bhikan Vitthal Barse & Sau. Jijabai Bhikan Barse. Name of Owner: M/s. Sohanlal Bhandari Realty.**

Boundaries of the property.

	Gat No. 15	Row House No. H-3
North	Gat No. 224	Row House No. H-2
South	Gat No. 11	Row House No. H-4
East	Gat No. 14	Open Plot
West	Niphad Pimpalgaon Road	6.00 Mtr. Colony Road

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 **₹ 23,44,600.00 (Rupees Twenty-Three Lakh Forty-Four Thousand Six Hundred 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**

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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: 2025.02.04 16:07:56 +05'30'

**Auth. Sign.**



#### Our Pan India Presence at :

- Nanded
- Mumbai
- Aurangabad
- Thane
- Nashik
- Pune
- Ahmedabad
- Rajkot
- Indore
- Delhi NCR
- Raipur
- Jaipur

#### Regd. Office


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

+91 2247495919

mumbai@vastukala.co.in

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## Tax Invoice

 <b>VASTUKALA</b> <small>Valuation Consultants</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 CIN: U74120MH2010PTC207869 E-Mail : accounts@vastukala.co.in	Invoice No. <b>NAS/2425/FEB/005</b>	Dated <b>4-Feb-25</b>
	Delivery Note	Reference No. & Date. <b>NO PG dt. 4-Feb-25</b>	Mode/Terms of Payment <b>AGAINST REPORT</b>
Buyer (Bill to) <b>State Bank of India</b> RACC Nashik Branch RBO.2, The Wave Building, 1st Floor, Opposite Shell Petrol Pump, Pathardi Road, Nashik – 422 010, GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated	
	Dispatch Doc No. <b>14108/2310382</b>	Delivery Note Date	
	Dispatched through	Destination	
	Terms of Delivery		

Sl 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>

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:**

14108/2310382 Name of Proposed Purchaser:  
 Shri. Bhikan Vitthal Barse & Sau. Jijabai Bhikan  
 Barse. Name of Owner : M/s. Sohanlal Bhandari  
 Realty. -Residential Row House No. H-3, Building  
 No. H, Ground Floor + First Floor, " Sahil Nagar " ,  
 Gat No. 15, Opp. to K.G.D.M Arts, Commerce, &  
 Science College, Pimpalgaon Road, Village –  
 Niphad, Taluka - Niphad, District - Nashik, PIN Code  
 - 422 303, 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

for **VASTUKALA CONSULTANTS (I) PVT LTD**

ASMITA JAYSING RATHOD  
Digitaly signed on 04-02-2025 10:37:37  
 Authorized Signatory

SUBJECT TO MUMBAI JURISDICTION

This is a Computer Generated Invoice