



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-008361

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/02/2025/014525/2310722
24/8-372-RVBS
Date: 24.02.2024

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 502, 5th Floor, Building No 2, Wing - A, "Kalpataru Baug Phase-2", Opposite Dynamic Health Club, Shivaji Nagar, off Deola - Nashik Road, Village - Ozar Township, Taluka - Niphad, District - Nashik, Nashik, PIN Code – 422 206, State - Maharashtra, India belongs to **Mr. Pravin Vijay Gorade & Mr. Nitin Vijay Gorade.**

Boundaries	:	Building	Flat
North	:	Gat No.2659	Passage & Duct
South	:	Gat No.2657	Side Margin
East	:	12 Meter Road	Flat No. 501
West	:	Gat No.2656	Flat No. 503

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 **₹ 26,12,800.00 (Rupees Twenty Six Lakh Twelve Thousand Eight Hundred Only) After completion of construction works.** As per Site Inspection 64% 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 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: 2025.02.24 15:31:24 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

State Bank of India Empanelment 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
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

+91 22 47495919

mumbai@vastukala.co.in

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Received

Tax Invoice

 VASTUKALA <small>Unlocking Excellence</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 CIN: U74120MH2010PTC207869 E-Mail : accounts@vastukala.co.in	Invoice No. NAS/2425/FEB/049	Dated 24-Feb-25
	Delivery Note	Reference No. & Date. Nilesh Gunjal/9545015543	Mode/Terms of Payment AGAINST REPORT
Buyer (Bill to) State Bank of India- Dixi Branch HOUSE NO.22, ILKAT NO.106, T AND POST DIXI, AL.NIPHAD, ISTT.NASIK. GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated	
	Dispatch Doc No. 14525/23101722	Delivery Note Date	
	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	270.00

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

Remarks:
 14525/23101722 Mr. Pravin Vijay Gorade & Mr. Nitin Vijay Gorade -Residential Flat No. 502, 5th Floor, Building No 2, Wing - A, "Kalpataru Baug Phase-2", Opposite Dynamic Health Club, Shivaji Nagar, off Deola - Nashik 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 : vastukala.consul@icici

for VASTUKALA CONSULTANTS (I) PVT LTD
ASMITA JAYSINGRATHOD
 Digitally signed on 24-02-2025 15:05:57
 Authorized Signatory

SUBJECT TO MUMBAI JURISDICTION

This is a Computer Generated Invoice