



## 1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Row Bungalow on Plot No. 8A, Ground + First Floor, Gat No. 396 / 2 / 2 / 2 / A / B, Plot No. 8A, Behind Janardan Swami Parnkuti, Kolwadi Road, Ugaon Road, Village - Niphad, Nashik - 422 303, Taluka - Niphad, District - Nashik, State - Maharashtra, Country - India belongs to **Shri. Nandkishor Rangnath Ghodekar**.

Boundaries of the property.

North	:	Road
South	:	Bungalow
East	:	Row House
West	:	Bungalow

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 and for **Fair Market Value** purpose at:

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Land and Building	₹ 50,44,700/-	₹ 47,92,465/-	₹ 40,35,760/-	₹ 23,59,175/-

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
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

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=Admin,  
2.5.4.20=9822b6c4ad33dc079e26865915490cf3d339411  
331153730171805632, postalCode=400069, st=Maharashtra,  
serialNumber=41a56a56a6b8c896fb2a558f6c2c6b31f9116  
2e394e2f7e279e3275623bfc, cn=MANOJ BABURAO  
CHALIKWAR  
Date: 2023.05.15 13:07:14 +05'30'

Auth. Sign.



Handwritten signature

Nashik : 4, 1<sup>st</sup> Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)  
E-mail : nashik@vastukala.org, Tel. : +91 253 4068262 / 9890380564

Our Pan India Presence at :

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

Regd. Office : 121, 1st Floor, Akruti Star,  
Central Road, MIDC, Andheri (E),  
Mumbai - 400 093, (M.S.), INDIA

TeleFax : +91 22 28371325/24

mumbai@vastukala.org

**PROFORMA INVOICE**

<b>Vastukala Consultants (I) Pvt Ltd</b> Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No.	Dated
	<b>PG-589/23-24</b>	<b>15-May-23</b>
	Delivery Note	Mode/Terms of Payment
		<b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
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.	Delivery Note Date
	<b>31424 / 2300591</b>	
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>1,500.00</b>
	<b>CGST</b>			<b>135.00</b>
	<b>SGST</b>			<b>135.00</b>
	Total			<b>In ₹ 1,770.00</b>

Amount Chargeable (in words) E. & O.E

**Indian Rupee One Thousand Seven Hundred Seventy Only**

HSN/SAC	Taxable Value	Central Tax		State Tax		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:*  
 "Shri. Nandkishor Rangnath Ghodekar -Residential Land and Row Bungalow on Plot No. 8A, Ground + First Floor, Gat No. 396 / 2 / 2 / 2 / A / B, Plot No.8A, Behind Janardan Swami Parnkuti, Kolwadi Road, Ugaon Road, Village - Niphad, Nashik – 422 303, Taluka – Niphad, District – Nashik, 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**

Authorised Signatory

This is a Computer Generated Invoice

