



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 08, 1st Floor, D to F of Building No. E, "Vrundavan Residency Apartment", Survey No. 929/2/1 & 2 & 929/2, Margashirsha Sector, Near Ambad Police Station, Shri Ram Colony, Morwadi Road, Village – Cidco, Taluka – Nashik, District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India to Name of Owner: **Shri. Karmadhar Basarat Deore & Sau. Ashabai Karmadhar Deore**. Name of Proposed Purchaser: **Shri. Amol Kondaji Rakhunde & Sau. Kusum Amol Rakhunde**.

Boundaries of the property.

Boundaries	Building	Flat
North	Building	Marginal Space
South	Building / Road	Flat No. 09
East	Road	Marginal Space
West	Open Plot	Lobby / Flat

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 ₹ 21,46,000.00 (Rupees Twenty One Lakh Forty Six Thousand 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.

Sharadkumar
B. Chalikwar
Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN,
Date: 2023.06.22 11:07:07 +05'30'

Auth. Sign.



Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
Encl: Valuation report.

Nashik

Nashik : 4, 1st 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
- Thane
- Delhi NCR
- Aurangabad
- Nanded
- Nashik
- Pune
- Indore
- Ahmedabad
- Rajkot
- Raipur
- Jaipur

Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No.	Dated
	PG-1203/23-24	22-Jun-23
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) Union Bank of India Gangapur Branch Shree Ganesh Avaneue, Gangapur road Nashik 422013 GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	32023 / 2301205	
	Dispatched through	Destination
Terms of Delivery		

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	1,000.00
				CGST
				90.00
				SGST
				90.00
	Total			₹ 1,180.00

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

Indian Rupee One Thousand One Hundred Eighty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	1,000.00	9%	90.00	9%	90.00	180.00
Total	1,000.00		90.00		90.00	180.00

Tax Amount (in words) : **Indian Rupee One Hundred Eighty Only**

Remarks:
 Shri. Karmadhar Basarat Deore & Sau. Ashabai Karmadhar Deore. Name of Proposed Purchaser: Shri. Amol Kondaji Rakhunde & Sau. Kusum Amol Rakhunde. - Residential Flat No. 08, 1st Floor, D to F of Building No. E " Vrundavan Residency Apartment ", Survey No. 929/2/1 & 2 & 929/2, Plot No. 8, Margashirsha Sector, Near Ambad Police Station, Shri Ram Colony, Morwadi Road, Village – CIDCO, Taluka – Nashik, District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India

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

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

for Vastukala Consultants (I) Pvt Ltd
 Authorised Signatory

This is a Computer Generated Invoice

