



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. B - 403, Fourth Floor, Wing - B, "Roongta Florenza Apartment", Survey No. 984/ 2/ A, Plot No. 5, Near Kuber Lawns & Banquet, Prabhat Colony, Khode Mala Road, Village - Nashik, Taluka & District - Nashik, PIN - 422 009, State - Maharashtra, Country - India belongs to **Mr. Deepak Dnyandeve Bhalerao & Mrs. Varuna Deepak Bhalerao**.

Boundaries of the property.

	Building	Flat
North	Road	Marginal Space
South	Building	Lobby, Staircase & Flat No.402
East	Building	Flat No. 404
West	Building	Marginal Space

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 **₹ 44,26,500.00 (Rupees Forty Four Lakh Twenty Six Thousand Five Hundred Only)**. As per site inspection 74% of 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 BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=nashik,
2.5.4.20=9c22b6c8fd15d030c19d2685913490c7e11111331
15279617a18b5482, postalCode=422009, st=Maharashtra,
serialNumber=41384d5646b8c08892e2a558f832c12044
94c282c29a327b6535bf, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.07.21 12:48:33 +05'30'

Auth. Sign.



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

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
- Aurangabad
- Pune
- Rajkot
- Thane
- Nanded
- Indore
- Raipur
- Delhi NCR
- Nashik
- Ahmedabad
- 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. PG-1658/23-24	Dated 21-Jul-23	
	Delivery Note	Mode/Terms of Payment	
	Reference No. & Date.	Other References	
Buyer (Bill to) STATE BANK OF INDIA RACPC NASHIK BRANCH 1st Floor, Patel Plaza, N.D.Patel Road, Opp BSNL, Landmark Seawoods Navratna Hotel Nashik-422001 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated	
	Dispatch Doc No. 2701 /2301712	Delivery Note Date	
	Dispatched through	Destination	
	Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	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	Central Tax		State Tax		Total
		Rate	Amount	Rate	Amount	Tax 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**

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

Remarks:

Mr. Deepak Dnyandev Bhalerao & Mrs. Varuna Deepak Bhalerao - Residential Flat No. B - 403, Fourth Floor, Wing - B, "Roongta Florenza Apartment", Survey No. 984/ 2/ A, Plot No. 5, Near Kuber Lawns & Banquet, Prabhat Colony, Khode Mala Road, Village - Nashik, Taluka & District - Nashik, PIN - 422 009, 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

for Vastukala Consultants (I) Pvt Ltd

Authorised Signatory

This is a Computer Generated Invoice

SHRIRAM JOSHI

SM

24/07/2023