CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Valuation Report Prepared For: BOI/ Ghoti Branch / Shri. Tanaji Kisan Lande (2967/2301941)

Page 2 of 22

Vastu/Nashik/08/2023/2967/2301941 07/19-87-CHV

Date: 07.08.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Land and Commercial Cum Residential Building on CTS No. 241, Part -38, Grampanchayat Milkat No.1033, Beside Post Office, Ratangad to Rajur Rajur Link Road at - Rajur, PIN Code- 422604, Taluka-Akole, District - Ahemednagar, State - Maharashtra, Country - India belongs to Shri.

Tanaji Kisan Lande. Boundaries of the Property:

Boundaries of the property.

Boundaries	Building		
North	Road		
South	Shri Gurudatta Saw Mill		
East	Building		
West	Post Office		

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 valued for this particular purpose at ₹ 1,02,64,885,00 (Rupees One Crore Two Lakh Sixty Four Thousand Eight Hundred Eighty Five 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.

Sign.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD

MANOJ BABURAC **CHALIKWAR**



Director

Manoj B. Chalikwar

Registered Valuer Chartered Engineer (India) Reg. No. CAT-I-F-1763

BOI Empanelment No.: MNZ:C&IC:VAL19-20

Encl: Valuation report.



Nashik: 4, 1st Floor, Madhusha 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 :

Nashik

♀ Mumbai Thane

P Delhi NCR P

Aurangabad Pune Nanded

Indore

Rajkot

Raipur 🖓 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

		Invalor N	la		Datad	CHORICAN INC.
Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST 400072		Invoice No. PG-1882/23-24 Delivery Note			Dated	
					7-Aug-23	ms of Payment
				- 1		
SSTIN/UIN: 27AADCV4303R1ZX		D (- N - 0			REPORT
State Name: Maharashtra, Code: 27		Reference	ce No. &	Date.	Other Ref	erences
E-Mail: accounts@vastukala.org Buyer (Bill to) BANK OF INDIA-GHOTI BRANCH Post Box No.6, Old Agra Road, Ghoti, Taluka - Igatpuri, District - Nashik, 422402 State Name : Maharashtra, Code: 27		Buyer's Order No. Dispatch Doc No. 002967 / 2301941 Dispatched through			Dated Delivery Note Date	
				Destination		
				9"	Dod.iiia.ii	
		Terms of Delivery				
SI Particulars				HSN/SAC	GST Rate	Amount
1 VALUATION FEE (Technical Inspection and Certification Service)		. 187		997224	18 %	5,000.00
			CGST SGST			450.00 450.00
				*3		
			Total			5,900.00
Amount Chargeable (in words)	A 1 12 12 12 12 12 12 12 12 12 12 12 12 1				10 101	E. & O.E
Indian Rupee Five Thousand Nine H	undred Onl	lv				
HSN/SAC	Taxable		ral Tax	S	tate Tax	Total
11314/3/40	Value	Rate	Amoun		Amou	
997224	5,000.00	9%	450.	00 9%		0.00 900.00
Total	5,000.00		450.	00	450	0.00 900.00
Tax Amount (in words): Indian Rupee Nii	ne Hundred	Only				
		Company Bank Na A/c No.	me	: ICICI B	ank Ltd - 5001235 - Adgaon N	Nashik aka & ICIC0003455
Remarks: Shri. Tanaji Kisan Lande - Land and Comr			5-14-S	().□		
Residential Building on CTS No.241, Part - Grampanchayat Milkat No. 1033, Beside P Ratangad to Rajur Rajur Link Road, At – R Code – 422 604, Taluka- Akole, District – Ahemednagar, State – Maharashtra, Coun	-38, Post Office, Rajur, PIN					1
Residential Building on CTS No.241, Part - Grampanchayat Milkat No. 1033, Beside P Ratangad to Rajur Rajur Link Road, At – R Code – 422 604, Taluka- Akole, District –	-38, Post Office, Rajur, PIN					1
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