



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 101, First Floor, "**Rama's Saffron Apartment**", Survey No. 772 / 1B / 8 / 7, Plot No. 22 to 23, Near Runbhumi Turf, Radha Vasudev Batavia Nagar, Govind Nagar, Old Canal Link Road, Village – Nashik, Taluka & District - Nashik, PIN Code – 422008, State – Maharashtra, Country – India belongs to Name of Owner: **Shri. Chandrakant Ramdas Pingale**. Name of Proposed Purchaser: **Shri. Sachin Rajendra Ahire**.

Boundaries of the property:

Boundaries	Building	Flat
North	Building	Marginal Space
South	Road	Marginal Space/ Road
East	Open Plot	Staircase, Lobby & Flat No. 102
West	Open Plot	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 and valued for this particular purpose at ₹ **1,21,80,000.00 (Rupees One Crore Twenty One Lakh Eighty 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

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report.

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: 2023.08.23 11:46:24 +05'30'

Auth. Sign.



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 :

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📍 **Regd. Office** : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), **Mumbai** - 400 072, (M.S.), INDIA
📞 Tele/Fax : +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-2101/23-24	Dated 23-Aug-23
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
Buyer (Bill to) UNION BANK OF INDIA-MALEGAON NASHIK Hirai Sankul, Plot no. 5, Satana road, Tal. Malegaon Dist. - Nashik, State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. 003270 / 2302164	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 %	5,000.00
	CGST			450.00
	SGST			450.00
	Total			5,900.00

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

Indian Rupee Five Thousand Nine Hundred Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	5,000.00	9%	450.00	9%	450.00	900.00
Total	5,000.00		450.00		450.00	900.00

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

Remarks:

Name of Owner: Shri. Chandrakant Ramdas Pingale.
 Name of Proposed Purchaser: Shri. Sachin Rajendra Ahire - Residential Flat No. 101, First Floor, "Rama's Saffron Apartment", Survey No. 772 / 1B / 8 / 7, Plot No. 22 to 23, Near Runbhumi Turf, Radha Vasudev Batavia Nagar, Govind Nagar, Old Canal Link Road, Village - Nashik, Taluka & District - Nashik, PIN Code - 422008, 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