



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.401, Fourth Floor, " **Tulshibag Pride** ", Survey No.35/1/2, Plot No.1, Near Setu Bhavan , Kamatwade Road, Khutwad Nagar, Shivlok Road, Village – Kamatwade, Taluka & District – Nashik - 422 010, State – Maharashtra, Country – India belongs to **Mr.Gokul Shriram Musale & Mr.Bhalchandra Tulshiram Wani, Mr.Rajendra Tulshiram Wani, Mr.Sagar Bhalchandra Musale** Name of Proposed Purchaser: **Mr.Avinash Pralhad Bagul & Nita Nimmatrao Patil**

Boundaries of the property:

Boundaries	Building	Flat
North	Road	Marginal Space
South	Building	Staircase, Lift and Flat No.402
East	Open Plot	Marginal Space
West	The City Car Care	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 **₹ 51,57,000.00 (Rupees Fifty-One Lakh Fifty-Seven Thousand Only)**. As per Site Inspection **76%** 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: cn=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admin,
2.5.4.20=9622b0c4fad35dc03e0cf9e2680591349cf9d33d413
31157780172185653, postalCode=400099, o=Vastukala
sanaNumber=41a5da565ab8cc89d6b2a55a8f5c70b1f131e
2e394a3872e79a277b635bc, cn=MANOJ BABURAO
CHALIKWAR
Date: 2023.10.11 18:14:18 +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



AGT
Chaitali D.
Revan
12/10/23

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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- Aurangabad
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- Pune
- Indore
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- 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 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	Invoice No.	Dated
	PG-2869/23-24	11-Oct-23
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 004354/2302956	Delivery Note Date
Dispatched through	Destination	
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)	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 Tax Amount
		Rate	Amount	Rate	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**

Remarks:

"Proposed Purchaser: Mr.Avinash Pralhad Bagul & Nita Nimmatrao Patil.- Residential Flat No.401, Fourth Floor, "" Tulshibag Pride "" , Survey No.35/1/2, Plot No. 1, Near Setu Bhavan, Kamatwade Road, Khutwad Nagar,Shivlok Road,Village – Kamatwade, Taluka & District – Nashik - 422 010, 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