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





Valuation Report Prepared For: SBI / RACPC Nashik Branch / Mr.Avinash Pralhad Bagul (004354/2302956) Page 2 of 26

Vastu/Nashik/10/2023/004354/ 2302956 11/15-153 -CHBS Date: 11.10.2023

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**

Director

h. Sign.

Manoj B. Chalikwar

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

SBI Empanelment No.: SME/TCC/2021-22/86/3

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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:

Mumbai 💡 Thane

P Delhi NCR P Nashik

Nanded

Aurangabad Pune Indore Rajkot **♀** Raipur 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

Ahmedabad 🖓 Jaipur

PROFORMA INVOICE

Vactul	kala Consultants (I) Pvt Ltd		Invoice	No.		Dated		
B1-001,U/B FLOOR,		PG-2869/23-24			11-Oct-23			
BOOMERANG, CHANDIVALI FARM ROAD,			Delivery Note			Mode/Term	s of Payment	
ANDHERI-EAST 400072						AGAINST		
	I/UIN: 27AADCV4303R1ZX Name: Maharashtra, Code: 27		Referen	ice No. &	Date.	Other Refe	rences	
	: accounts@vastukala.org					D-1-1		
	(Bill to)		Buyer's	Order No	.	Dated		
STATE	E BANK OF INDIA		Disease	- Dan Ma		Daliyon, No	to Data	
RACPC NASHIK BRANCH 1st Floor, Patel Plaza, N.D.Patel Road, Opp BSNL, Landmark Seawoods Navratna Hotel Nashik-422001		Dispatch Doc No. 004354/2302956 Dispatched through			Delivery Note Date Destination			
				gii				
GSTIN/UIN : 27AAACS8577K2ZO			Terms of Delivery					
State	State Name : Maharashtra, Code : 27			or Benvery				
	200				HSN/SAC	GST	Amount	
SI	Particulars			6.4	HSN/SAC	Rate	Amount	
No.							4 500 00	
1	VALUATION FEE				997224	18 %	1,500.00	
(Te	echnical Inspection and Certification S	Services)		0007		1000	135.00	
				CGST			135.00	
				3031			100.00	
				-				
				Total			1,770.00	
Amoun	ot Chargeable (in words)						1,770.00 E. & O.E	
	nt Chargeable (in words)	Jundred S	eventy	Total				
	n Rupee One Thousand Seven H			Total Only		State Tax		
		Taxable		Total		State Tax Amoun	E. & O.E Total t Tax Amount	
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