

Valuation Report Prepared For: BOB / Dwarka Circle Branch / Mr. Rajendra Sampat Bhalerao (005006/2303473) Page 2 of 25

Vastu/Nashik/11/2023/005006/2303473
10/4-169-RYBS
Date: 10.11.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 02, Ground Floor, "Maltri Darshan Apartment", Survey No. 813/ A/ 3, Plot No. 27 + 28, Near Tulsi Eye Hospital, Happy Home Colony, Hari Krishna Marg, Nasardi River, Village - Nashik, Taluka & District - Nashik, PIN Code - 422008, State - Maharashtra, Country - India. belongs to Name of Owner: **Mr. Rajendra Sampat Bhalerao.**

Boundaries of the property.

Boundaries	Building	Flat
North	Plot No. 26	Staircase & Flat no. 01
South	Plot No. 29	Marginal Space
East	Plot No. 24	Marginal Space
West	6.00 Mtrs. Road	Parking

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 **₹ 23,82,000.00 (Rupees Twenty-Three Lakh Eighty-Two Thousand Only).**

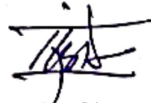
The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar B. Chalikwar
Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
ou=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.11.10 17:50:04 +05'30'


Auth. Sign.



Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
BOB Empanelment No.: ZO:MZ:ADV:46:941
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
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- Nanded
- Indore
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- 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-3332/23-24	Dated 10-Nov-23
Buyer (Bill to) BANK OF BARODA-DWARAKA CIRLCE Time Square Building, Dwarka Circle, NASHIK-422011 GSTIN/UIN : 27AAACB1534F2Z5 State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 005006/2303473	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 %	2,500.00
	CGST			225.00
	SGST			225.00
Total				2,950.00

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

Indian Rupee Two Thousand Nine Hundred Fifty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,500.00	9%	225.00	9%	225.00	450.00
Total	2,500.00		225.00		225.00	450.00

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

Remarks:

005006/2303473 Mr. Rajendra Sampat Bhalerao
 -Residential Flat No. 02, Ground Floor, " Maitri Darshan Apartment", Survey No. 813/ A/ 3, Plot No. 27 + 28, Near Tulsi Eye Hospital, Happy Home Colony, Hari Krishna Marg, Nasardi River, Village - Nashik, Taluka & District - Nashik, PIN Code - 422008, State - Maharashtra, Country - India.

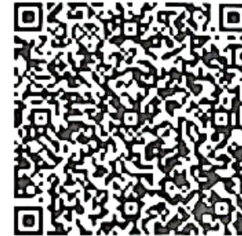
Company's PAN : **AADCV4303R**

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

Authorized Signatory

This is a Computer Generated Invoice