



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 3, 1st Floor, "**Krishna Apartment**", Survey No. 443/1/1 to 3 + 2/1 to 4 + 3/1 to 3+4+5/2+6+7/1A / 23 Part, Plot No. 23, Village - Nashik, Ganesh Nagar, Kathe Galli, Taluka & District - Nashik, PIN Code - 422 011, State - Maharashtra, Country - India belongs to Name of Owner: **Mr. Rajaram Tushiram Gite & Mrs. Bharati Rajaram Gite**. Name of Client / Proposed Buyer: **Mr. Devidas Bhagwat Gavali & Mrs. Ranu Devidas Gavali**.

Boundaries of the property:

Boundaries	Building	Flat
North	Road	Marginal Space
South	Garden	Flat No. 4
East	Building	Marginal Space
West	Road	Lobby & Flat No. 6

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 **₹ 28,25,900.00 (Rupees Twenty Eight Lakh Twenty Five Thousand Nine Hundred 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,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.11.16 16:34:55 +05'30'

Auth. Sign.



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.

Kenat
17/11/2023

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
- Thane
- Delhi NCR
- Aurangabad
- Nanded
- Nashik
- Pune
- Indore
- Ahmedabad
- Rajkot
- Raipur
- 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-3343/23-24	Dated 16-Nov-23
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) Union Bank of India Gangapur Branch Shree Ganesh Avaneue, Gangapur road Nashik 422013 GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Buyer's Order No. Dispatch Doc No. 005037/2303484	Dated 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 %	3,000.00
	CGST			270.00
	SGST			270.00
	Total			₹ 3,540.00

Amount Chargeable (in words)

E. & O.E

Indian Rupee Three Thousand Five Hundred Forty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	3,000.00	9%	270.00	9%	270.00	540.00
Total	3,000.00		270.00		270.00	540.00

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

Remarks:

"Name of Owner: Mr. Rajaram Tushiram Gite & Mrs. Bharati Rajaram Gite, Name of Client / Proposed Buyer: Mr. Devidas Bhagwat Gavali & Mrs. Ranu Devidas Gavali - Residential Flat No. 3, 1st Floor, ""Krishna Apartment"" , Survey No. 443/1/1 to 3 + 2/1 to 4 + 3/1 to 3+4+5/2+6+7/1A / 23 Part, Plot No. 23, Village - Nashik, Ganesh Nagar, Kathe Galli, Taluka & District - Nashik, PIN Code - 422 011, State - Maharashtra, Country - India"

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

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

for **Vastukala Consultants (I) Pvt Ltd**

Pooja Dagare

Authorized Signatory

This is a Computer Generated Invoice