



Vastu/Nashik/12/2023/005351/2303772
01/1-1-RYBS
Date: 01.12.2023

VALUATION OPINION REPORT

This is to certify that the property Residential Flat No. 06, Third Floor, " Makrand Apartment ", Survey No. 102/ 1/1/2K, Plot No. 22 + 23B, C.T.S. No. 5869/ 2/ 19, Near Yashwant Hospital, Dindori Naka, Peth Road, Panchavati, Village - Nashik, Taluka & District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India, belongs to Name of Proposed Purchaser: Mr. Ghanshyam Bhanudas Nerkar. & Name of Owner: Smt. Rajani Bhagwan Khaimar.

Boundaries of the property:

	Building	Flat
North	Building	Marginal Space
South	Road	Marginal Space
East	Building	Marginal Space
West	Road	Staircase & Flat No. 05

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 specifications ₹ 14,77,000.00 (Rupees Fourteen Lakh Seventy-Seven 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.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2023.12.01 11:23:51 +05'30'

Auth. Sign.



Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TOC/2021-22/863

End: Valuation report.




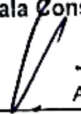
Nashik : 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jabra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
E-mail : nashik@vastukala.org, Tel. : +91 253 4068262 / 9890380564

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-3604/23-24		Dated 1-Dec-23	
		Delivery Note		Mode/Terms of Payment AGAINST REPORT	
		Reference No. & Date.		Other References	
		Buyer's Order No.		Dated	
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		Dispatch Doc No. 005351/2303772		Delivery Note Date	
		Dispatched through		Destination	
		Terms of Delivery			
SI No.	Particulars	HSN/SAC	GST Rate	Amount	
1	STRUCTURAL REPORT FEE <i>(Technical Inspection and Certification Services)</i>	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		Total
			Rate	Amount	Rate
					Amount
					Tax Amount
997224		1,500.00	9%	135.00	9%
					135.00
Total		1,500.00		135.00	270.00
Tax Amount (in words) : Indian Rupee Two Hundred Seventy Only					
Remarks: 005351/2303772 *Proposed Purchaser: Mr. Gnanshyam Bhanudas Nerkar.- Name of Owner: Smt. Rajani Bhagwan Khairnar.- Residential Flat No. 06, Third Floor, "Makrand Apartment", Survey No. 102/ 1/ 1/ 2K, Plot No. 22 + 23B, C.T.S. No. 5869/ 2/ 19, Near Yashwant Hospital, Dindori Naka, Peth Road, Panchavati, Village - Nashik, Taluka & District - Nashik, PIN Code - 422 003, 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					
Customer's Seal and Signature			for Vastukala Consultants (I) Pvt Ltd  Authorised Signatory		

This is a Computer Generated Invoice



Vastu/Nashik/12/2023/005352/2303773

01/2-2-RYBS

Date: 01.12.2023

Structural Stability Report

Residential Flat No. 06, Third Floor, " Makrand Apartment ", Survey No. 102/ 1/ 1/ 2K, Plot No. 22 + 23B, C.T.S. No. 5869/ 2/ 19, Near Yashwant Hospital, Dindori Naka, Peth Road, Panchavati, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India. belongs to **Name of Proposed Purchaser: Mr. Ghanshyam Bhanudas Nerkar. & Name of Owner: Smt. Rajani Bhagwan Khairnar.**

This is to certify that on visual inspection, it appears that the structure of " Makrand Apartment " is in normal condition and the future life can be reasonably takes under normal condition and with proper periodic repairs & maintenance is about 34years.

General Information:

A.	Introduction	
1	Name of Building	" Makrand Apartment "
2	Property Address	Residential Flat No. 06, Third Floor, " Makrand Apartment ", Survey No. 102/ 1/ 1/ 2K, Plot No. 22 + 23B, C.T.S. No. 5869/ 2/ 19, Near Yashwant Hospital, Dindori Naka, Peth Road, Panchavati, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India.
3	Type of Building	Flat No. 06
4	No. of Floors	Ground + 3rd Upper Floors
5	Whether stilt / podium / open parking provided	Open Parking
6	Type of Construction	R.C.C. Framed Structure
7	Type of Foundation	R.C.C. Footing
8	Thickness of the External Walls	6' thick brick walls both sides plastered
9	Type of Compound	Brick Masonry Walls
10	Year of Construction	1997 (As per Full Occupancy Certificate)
11	Present age of building	26years
12	Residual age of the building	34years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of Flats	2Flats On Third Floor
14	Methodology adopted	As per visual site inspection

Nashik : 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
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PROFORMA INVOICE

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	Dispatch Doc No. 005352/2303773	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	STRUCTURAL REPORT FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	1,000.00
	CGST			90.00
	SGST			90.00
	Total			1,180.00

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

Indian Rupee One Thousand One Hundred Eighty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	1,000.00	9%	90.00	9%	90.00	180.00
Total	1,000.00		90.00		90.00	180.00

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

Remarks:
 005352/2303773 "Structural Report - ""Proposed Purchaser: Mr. Ghanshyam Bhanudas Nerkar.- Name of Owner: Smt. Rajani Bhagwan Khairnar.- Residential Flat No. 06, Third Floor, """" Makrand Apartment """" , Survey No. 102/ 1/ 1/ 2K, Plot No. 22 + 23B, C.T.S. No. 5869/ 2/ 19, Near Yashwant Hospital, Dindori Naka, Peth Road, Panchavati, Village - Nashik, Taluka & District - Nashik, PIN Code - 422 003, 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**

Customer's Seal and Signature

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

Authorised Signatory