

Vastu/Nashik/01/2024/006129/ 2304350

05/5-52 -RYBS

Date: 05.01.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House No. 04, Ground + First Floor, " **Shreejay Houses** ", Survey No. 946/ 3A+B+4A +6+7, Plot No. 2+3+4+5, Near Raj International School, Laxmi Nagar, Cidco Road, Village – Nashik, Taluka & District - Nashik, PIN Code - 422 010, State - Maharashtra, Country - India. belongs Name of Proposed Purchaser: **Shri. Rajendra Narayan Patil & Sau.Vandana Rajendra Patil** . Name of Owner: **Shri. Rajendra Pandharinath Mali**.

Boundaries of the property.

| | Plot | Row House |
|-------|------------|-------------------------|
| North | Open Plot | Duplex Row House No. 05 |
| South | Row Houses | Duplex Row House No. 03 |
| East | Row Houses | Row Houses |
| West | Road | Road |

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 ` **44,33,720.00 (Rupees Forty-Four Lakh Thirty-Three Thousand Seven Hundred Twenty 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

Think.Innovate.Create

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai
email=manoj@vastukala.org, c=IN
Date: 2024.01.05 15:12:49 +05'30'

Auth. Sign.



Received

AP
08/01/24

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
SBI Empanelment No.: SME/TCC/2021-22/86/3

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
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- Indore
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- 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-4129/23-24 | Dated 5-Dec-23 | |
| | Delivery Note | Mode/Terms of Payment AGAINST REPORT | |
| Buyer (Bill to) State Bank of India RACC Nashik Branch RBO.2, The Wave Building, 1st Floor, Opposite Shell Petrol Pump, Pathardi Road, Nashik – 422 010, GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27 | Reference No. & Date. | Other References | |
| | Buyer's Order No. | Dated | |
| | Dispatch Doc No. 006129/2304350 | 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:

006129/2304350 Proposed Purchaser: Shri. Rajendra Narayan Patil. Sau. Vandana Rajendra Patil - Name of Owner : Shri. Rajendra Pandharinath Mali. -Residential Row House No. 04, Ground + First Floor, " Shreejay Houses ", Survey No. 946/ 3A+B+4A +6+7, Plot No. 2+3+4+5, Near Raj International School, Laxmi Nagar, Cidco Road, Village – Nashik, Taluka & District - Nashik, PIN Code - 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

Customer's Seal and Signature

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

Authorised Signatory

This is a Computer Generated Invoice