



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. A - 08, Third Floor, A - Wing, "Bhayalaxmi Aastha Apartment", Survey No. 61/ 1/ A/ 1/ 61/ 1/ B/ 1, Plot No. 3+4+5, Near Rainbow Kids English Medium School, Dhurav Nagar, Right Canal Road, Village – Gangapur, Taluka & District - Nashik, PIN Code – 422 013, State – Maharashtra, Country – India belongs to Name of Proposed Purchaser: **Shri. Ajay Devendra Bhagat & Shri. Devendra Devidas Bhagat, Sau. Manda Devendra Bhagat.** Name of Owner: **Shri. Jalinder Rajaram Pingale & Manisha Prabhakar Jondhale, Sau. Manisha Jalinder Pingale.**

Boundaries of the property:

Boundaries	Building	Flat
North	Road	Side Marginal Space
South	Open Plot	Flat No. A- 07
East	Row Houses	Passage, Lift & Flat No. A-09
West	Road	Flat No. B -16

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 ₹ **25,82,100.00 (Rupees Twenty-Five Lakh Eighty-Two Thousand One 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

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org,  
Date: 2024.01.18 16:47:37 +05'30'

Auth. Sign.



Receiver

Kalpesh Yelmane

18/01/2024

19/01/2024

Nashik : 4, 1<sup>st</sup> Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)  
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Our Pan India Presence at :

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Mumbai - 400 072, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org



## PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> 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. <b>PG-4334/23-24</b>	Dated <b>18-Jan-24</b>
Buyer (Bill to)  <b>Union Bank of India</b> Gangapur Branch Shree Ganesh Avaneue, Gangapur road Nashik 422013 GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>006423/2304578</b>	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>3,000.00</b>
	<b>CGST</b>			<b>270.00</b>
	<b>SGST</b>			<b>270.00</b>
<b>Total</b>				<b>3,540.00</b>

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
<b>Total</b>			<b>270.00</b>		<b>270.00</b>	<b>540.00</b>

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

Company's Bank Details

Bank Name : **ICICI Bank Ltd - Nashik**

A/c No. : **345505001235**

Branch & IFS Code: **Nashik - Adgaon Naka & ICIC0003455**

**Remarks:**

006423/2304578 Name of Proposed Purchaser: Shri. Ajay Devendra Bhagat & Shri. Devendra Devidas Bhagat, Sau. Manda Devendra Bhagat. Name of Owner: Shri. Jalinder Rajaram Pingale & Manisha Prabhakar Jondhale, Sau. Manisha Jalinder Pingale - Residential Flat No. A - 08, Third Floor, A - Wing, "Bhayalaxmi Aastha Apartment", Survey No. 61/ 1/ A/ 1/ 61/ 1/ B/ 1, Plot No. 3+4+5, Near Rainbow Kids English Medium School, Dhurav Nagar, Right Canal Road, Village - Gangapur, Taluka & District - Nashik, PIN Code - 422 013, 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



UPI Virtual ID : vastukalaconsul@icici

Customer's Seal and Signature

for Vastukala Consultants (I) Pvt Ltd

Authorised Signatory

This is a Computer Generated Invoice