



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House No. 3, Ground +First Floor, " **Laxmi Sagar Row Houses** "Gat No.2656, Plot No.91, Near Ganesh Temple, Shivaji Nagar, At – Ozar, Taluka - Nifad, District - Nashik, PIN Code - 422 206, State - Maharashtra, Country - India belongs to **Shri.Gorakh Dhondiram Gave & Sau.Pallavi Gorakh Gave**

Boundaries of the property.

		Plot	Row House
North	:	Plot No.90	Row House No.2
South	:	Plot No.92	Marginal Space & Plot No.92
East	:	9.00-Meter-wide Colony Road	9.00-Meter-wide Colony Road
West	:	Plot No.82 & 83	Marginal Space & Plot No.82 & 83

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 ₹ **26,91,000.00 (Rupees Twenty-Six Lakh Ninety-One 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**
Director

Manoj B. Chalikwar

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.20 17:31:19 +05'30'

Auth. Sign.



Nashik : 4, 1st 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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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.	Dated
	PG-4357/23-24	20-Jan-24
	Delivery Note	Mode/Terms of Payment
		AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
STATE BANK OF INDIA-OZAR OJHAR H.A.L.TOWNSHIP TALUKA NIPHAD DIST:NASIK, MAHARASHTRA Pincode - 422207 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Dispatch Doc No.	Delivery Note Date
	006479/2304604	
	Dispatched through	Destination
	Terms of Delivery	

Sl 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:
 006479/2304604 Shri.Gorakh Dhondiram Gave & Sau.Pallavi Gorakh Gave - Residential Row House No. 3, Ground +First Floor, " Laxmi Sagar Row Houses "Gat No.2656, Plot No.91, Near Ganesh Temple, Shivaji Nagar, At - Ozar, Taluka - Nifad, District - Nashik, PIN Code - 422 206, 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 : **State Bank of India**
 A/c No. : **32632562114**
 Branch & IFS Code: **MIDC Andheri (E) & SBIN0007074**



UPI Virtual ID : vastukala@icici

Customer's Seal and Signature

for Vastukala Consultants (I) Pvt Ltd

Authorised Signatory