

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Existing Building "Hotel Kubera" Plot No. 2, City Survey No. 6707, Final Plot No. 190, T. P. S. No. 2, Near Trimbak Naka Road, Old Agra Road, Shivaji Udyan, Village - Nashik, Taluka & Dist - Nashik, Pin Code - 422 002, State - Maharashtra, Country - India belongs to **Mr. Deelip Murlidhar Rahane**.

Boundaries of the property.

Particulars	:	Building
North	:	Bela Vista Heights
South	:	Ram Drug House & HP Petrol Pump
East	:	Old Agra Road
West	:	Internal Road & Thakkar Bazar Complex

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 **₹ 17,62,59,000.00 (Rupees Seventeen Crore Sixty Two Lakh Fifty Nine 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.

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, c=IN
Date: 2024.01.29 16:40:05 +05'30'

Auth. Sign.



Received
30/01/24



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 :

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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-4460/23-24	29-Jan-24
	Delivery Note	Mode/Terms of Payment
		AGAINST REPORT
	Reference No. & Date.	Other References
Buyer (Bill to) BANK OF MAHARASHTRA-CANADA CORNER No.8/9, Suyojit Sankul, Tilakwadi Road , Canada Corner Nashik, PIN – 422 002, State – Maharashtra, GSTIN/UIN : 27AACCB0774B1Z4 State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	006614/2304714	
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)	997224	18 %	20,000.00
	CGST			1,800.00
	SGST			1,800.00
Total				23,600.00

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

Indian Rupee Twenty Three Thousand Six Hundred Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	20,000.00	9%	1,800.00	9%	1,800.00	3,600.00
Total	20,000.00		1,800.00		1,800.00	3,600.00

Tax Amount (in words) : **Indian Rupee Three Thousand Six Hundred Only**

Remarks:
 006614/2304714 Mr. Deelip Murlidhar Rahane -
 Commercial Existing Building "Hotel Kubera" Plot No.
 2, City Survey No. 6707, Final Plot No. 190, T. P. S.
 No. 2, Near Trimbak Naka Road, Old Agra Road,
 Shivaji Udyan, Village - Nashik, Taluka & Dist -
 Nashik, Pin Code – 422 002, 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