

VALUATION OPINION REPORT

This is to certify that the property Residential Flat No. 03, First Floor, " Ganaraj Residency Apartment ", Survey No. 311/ E/ 1, Plot No. 11+12, Behind Ambad Vajan Kata, Ambad Gaon Road, Village – Ambad Khurd, Taluka & District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India. belongs to **Name of Proposed Purchaser: Sushma Deepak Gaikwad Name of Owner: Shri. Yogesh Vasant Patil & Sau. Shilpa Yogesh Patil.**

Boundaries of the property:

| | Building | Flat |
|-------|----------|-------------------------|
| North | Road | Flat No. 02 |
| South | Building | Side Margin |
| East | Road | Side Margin |
| West | Building | 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 **₹ 22,48,950.00 (Rupees Twenty-Two Lakh Forty-Eight Thousand Nine Hundred Fifty 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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.02.05 17:18:46 +05'30'

Auth. Sign.



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.

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
- Delhi NCR
- Aurangabad
- Nanded
- Nashik
- Pune
- Indore
- Ahmedabad
- Rajkot
- 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. | Dated |
| | PG-4558/23-24 | 5-Feb-24 |
| | Delivery Note | Mode/Terms of Payment |
| | | AGAINST REPORT |
| | Reference No. & Date. | Other References |
| | | |
| 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 | Buyer's Order No. | Dated |
| | Dispatch Doc No. | Delivery Note Date |
| | 006760/2304827 | |
| | Dispatched through | Destination |
| | | |
| Terms of Delivery | | |

| SI No. | Particulars | HSN/SAC | GST Rate | Amount |
|--------------|--|---------|----------|-----------------|
| 1 | VALUATION 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 | | 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:

0067602304827 Name of Proposed Purchaser:
 Sushma Deepak Gaikwad Name of Owner: Shri.
 Yogesh Vasant Patil & Sau. Shilpa Yogesh Patil. -
 Residential Flat No. 03, First Floor, " Ganaraj
 Residency Apartment ", Survey No. 311/ E/ 1, Plot No.
 11+12, Behind Ambad Vajan Kata, Ambad Gaon
 Road, Village - Ambad Khurd, 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

(Handwritten Signature)
 15/02/2024
(Handwritten Initials)

Customer's Seal and Signature

for Vastukala Consultants (I) Pvt Ltd

Authorised Signatory

This is a Computer Generated Invoice