

VALUATION OPINION REPORT

The property bearing Residential Land & Row House No.1, Ground Floor, " **Deeplaxmi-C Row Houses** " Survey No.63/2/A, Plot No.23, Opposite Anna Bhau Sathe Play Ground , Ambedkar Nagar, Trimurti Road, Village- Chunchale , Tal & Dist.- Nashik, PIN Code – 422 007, State - Maharashtra, Country - India belongs to **Shri.Shiva Mukinda Borkar & Shri.Sani Mukinda Borkar**. Name of Proposed Purchaser: **Shri.Prafulla Bharatbhushan Prasad Kumar. & Sau.Sugandhi Kumari**

Boundaries of the property

| | Plot | Row House |
|-------|-------------------|-----------------------------|
| North | Plot No.26 | Marginal Space & Plot No.26 |
| South | 30 Ft Colony Road | 9.00 Meter Colony Road |
| East | Plot No.24 | Row House No.2 |
| West | Plot No.22 | Open Space |

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 ₹ **27,58,290/- (Rupees Twenty-Seven Lakh Fifty-Eight Thousand Two Hundred Ninety Only)**.

The valuation of the property is based on the documents produced by the concerned. Legal aspects have not been taken into consideration 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

PNB Empanelment No. ZO:SAMD:1138

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: 2024.02.29 11:37:56 +05'30'

Auth. Sign.



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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- 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-4927/23-24 | 29-Feb-24 |
| Buyer (Bill to) PUNJAB NATIONAL BANK -CANADA CORNER BRANCH Shop No.2,3,4 Prestige Point, Opp. Vasant Market, Canada Corner NASHIK GSTIN/UIN : 27AAACP0165G3ZN State Name : Maharashtra, Code : 27 | Delivery Note | Mode/Terms of Payment |
| | Reference No. & Date. | Other References |
| | Buyer's Order No. | Dated |
| | Dispatch Doc No. | Delivery Note Date |
| | 007326/2305224 | |
| | Dispatched through | Destination |
| Terms of Delivery | | |

| SI No. | Particulars | HSN/SAC | GST Rate | Amount |
|--------|---|---------|----------|-------------------|
| 1 | VALUATION FEE (Technical Inspection and Certification Services) | 997224 | 18 % | 2,500.00 |
| | CGST | | | 225.00 |
| | SGST | | | 225.00 |
| Total | | | | ₹ 2,950.00 |

E. & O.E

Amount Chargeable (in words)

Indian Rupee Two Thousand Nine Hundred Fifty Only

| HSN/SAC | Taxable Value | Central Tax | | State Tax | | Total Tax Amount |
|--------------|---------------|-------------|---------------|-----------|---------------|------------------|
| | | Rate | Amount | Rate | Amount | |
| 997224 | 2,500.00 | 9% | 225.00 | 9% | 225.00 | 450.00 |
| Total | | | 225.00 | | 225.00 | 450.00 |

Tax Amount (in words) : **Indian Rupee Four Hundred Fifty Only**

Remarks:

007326/2305224 Proposed Purchaser: Shri.Prafulla Bharatbhushan Prasad Kumar. & Sau.Sugandhi Kumari - Residential Land & Row House No.1, Ground Floor, "Deeplaxmi-C Row Houses " Survey No.63/2/A, Plot No. 23, Opposite Anna Bhau Sathe Play Ground , Ambedkar Nagar, Trimurti Road, Village- Chunchale , Tal & Dist.- Nashik, PIN Code – 422 007, 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

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

Pooja Dagare

Digitally signed by Pooja Dagare
 DN: cn=Pooja Dagare, o=Vastukala Consultants, E=Pooja.Dagare@vastukala.org, c=IN
 Date: 2024.02.29 11:23:54 +05'30
 Authorised Signatory

This is a Computer Generated Invoice