



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 03, First Floor, "Amrut Darshan Apartment", Survey No. 328/ 2/ 1/ 20, Plot No. 20, Next to Shell Petrol Pump, Behind State Bank of India, Dnyaneshwar Nagar, Pathardi Road, Village – Pathardi, Taluka & District – Nashik, PIN Code – 422 010, State – Maharashtra, Country – India. belong to **Name of Proposed Purchaser : Shri. Dattu Abhiman Bachhav. Name of Owner: Shri. Manohar Shaligram Patil & Sau. Soniya Manohar Patil.**

Boundaries of the property:

	Building	Flat
North	Road	Side Marginal Space
South	Building	Building Staircase
East	Row House	Side Marginal Space
West	Road	Duct & Flat No.02

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 **₹ 23,71,880.00 (Rupees Twenty-Three Lakh Seventy-One Thousand Eight Hundred Eighty 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.,
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Auth. Sign.



Sagar Lotte
26/03/24
Kewal



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
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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, MUMBAI - 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No.	Dated
	PG-5405/23-24	26-Mar-24
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) Union Bank of India Ambad Branch, Nashik Ramashray Apartment, Sector C, Plot No. 283, Near Bhadrapad Sector, Ashwin Nagar, Near Sambhaji Stadium, Cidco Nashik-422009, State – Maharashtra, Country – India GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	007957/2305730	
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)	997224	18 %	1,000.00
	CGST			90.00
	SGST			90.00
	Total			₹ 1,180.00

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

Indian Rupee One Thousand One Hundred Eighty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	1,000.00	9%	90.00	9%	90.00	180.00
Total	1,000.00		90.00		90.00	180.00

Tax Amount (in words) : **Indian Rupee One Hundred Eighty Only**

Remarks:

007957/2305730 Proposed Purchaser : Shri. Dattu Abhiman Bachhav. Name of Owner: Shri. Manohar Shaligram Patil & Sau. Soniya Manohar Patil. - Residential Flat No. 03, First Floor, "Amrut Darshan Apartment", Survey No. 328/ 2/ 1/ 20, Plot No. 20, Next To Shell Petrol Pump, Behind State Bank of India, Dnyaneshwar Nagar, Pathardi Road, Village – Pathardi, 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

for Vastukala Consultants (I) Pvt Ltd
Pooja Dagare

Digitally signed by Pooja Dagare
 DN: cn=Pooja Dagare, o=Vastukala Consultants
 (I) Pvt Ltd, ou=Vastukala Mumbai,
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 Date: 2024.03.26 14:46:52 +05'30'
Authorised Signatory

This is a Computer Generated Invoice