

VALUATION OPINION REPORT

This is to certify that the property Residential Flat No. 09A, Third Floor, A-wing, " **Manomay Dream Home Apartment**", Gat No. 467/ 1/ 1, Near D-Mart, Konark Nagar, Mumbai - Agra Road, Village – Adgaon, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India. belongs to **Name of Proposed Purchaser: Shri. Ravindra Jibhau Kapadnis. Name of Owner: Shri. Sachin Arun Kapadnis.**

Boundaries of the property:

	Building	Flat
North	Open Plot	Duct & Flat No. 10A
South	Road	Side Margin Space
East	Open Plot	Lobby, Duct & Flat No.12 A
West	Open Plot	Side Margin 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 for this particular purpose at specifications **₹ 28,35,680.00 (Rupees Twenty-Eight Lakh Thirty-Five Thousand Six 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.**

**Manoj
Chalikwar**

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.07.23 11:09:36 +05'30'

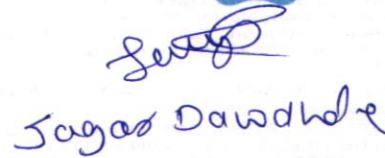


Director

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 Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA
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Our Pan India Presence at :

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PROFORMA INVOICE

 VASTUKALA <small>Creating Excellence</small>	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.co.in	Invoice No. PG-1453/24-25	Dated 23-Jul-24
	Delivery Note	Mode/Terms of Payment AGAINST REPORT	Reference No. & Date.
Buyer (Bill to) State Bank of India Adgaon Branch Vibhuti, Plot no 1, Survey No 501, Nashik Agra Road, Adgaon SHivar Nashik GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated	
	Dispatch Doc No. 0010062/2307350	Delivery Note Date	
	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**

<p>Remarks: 0010062/2307350 Name of Proposed Purchaser: Shri. Ravindra Jibhau Kapadnis - Name of Owner: Shri. Sachin Arun Kapadnis.-Residential Flat No. 09A, Third Floor, A-wing, " Manomay Dream Home Apartment", Gat No. 467/ 1/ 1, Near D -Mart, Konark Nagar, Mumbai - Agra Road, Village - Adgaon, Taluka & District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India.</p> <p>Company's PAN : AADCV4303R</p> <p>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</p>	<p>Company's Bank Details Bank Name : ICICI Bank Ltd - Nashik A/c No. : 345505001235 Branch & IFS Code: Nashik - Adgaon Naka & ICIC0003455</p> <div style="text-align: center;">  UPI Virtual ID : vastukalaconsul@icici </div>
Customer's Seal and Signature	for Vastukala Consultants (I) Pvt Ltd Authorised Signatory

This is a Computer Generated Invoice