

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No. 11, Ground Floor, "Kuber Corner", Near Chhatrapati Shivaji Maharaj Statue, Ashtvinayak Nagar, Jail Road, Plot No. 04, New/Current Survey No. 12/ 1/ 2+12/ 1/ 3, Village - Dasak, Taluka - Nashik, District - Nashik, Nashik, 422 101, State - Maharashtra, India belongs to **Mr. Ravsaheb Narayan Malode**.

Boundaries	:	Building	Shop
North	:	By Saikheda Road	Lobby
South	:	By Plot No.2	Parking
East	:	By Plot No.27 & Open Space	Shop No. 10
West	:	By Jail Road	Shop No. 12

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 30,92,960.00 (Rupees Thirty Lakh Ninety Two Thousand Nine Hundred Sixty 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 report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Sharadkumar B. Chalikwar
Director

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: 2024.08.10 14:51:09 +05'30'

Auth. Sign.



Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

Bank Of Maharashtra Empanelment No.: AX-8/NZ/Panal Valuer/2022-23

Encl.: Valuation report

Handwritten signature and date
12/9/2024

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.co.in	Invoice No.	Dated
	PG-1746/24-25	10-Aug-24
	Delivery Note	Mode/Terms of Payment
		AGAINST REPORT
	Reference No. & Date.	Other References
Buyer (Bill to) BANK OF MAHARASHTRA-JAIL ROAD Satbhai Sankul, Oppsite Matoshree, Satbhai Nagar, Jail Road Nashik Road, Nashik 422101. GSTIN/UIN : 27AACCB0774B1Z4 State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	010522/2307641	
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE	997224	18 %	3,000.00
	CGST			270.00
	SGST			270.00
Total				3,540.00

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

Indian Rupee Three Thousand Five Hundred Forty Only

HSN/SAC	Taxable Value	CGST		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	3,000.00	9%	270.00	9%	270.00	540.00
Total	3,000.00		270.00		270.00	540.00

Tax Amount (in words) : **Indian Rupee Five Hundred Forty Only**

Remarks:
 010522/2307641 Shri. Ravindra Ambadas Punde.
 -Residential House No. 06, Ground Floor + First Floor,
 " Sumukh Row Houses ", Survey No. 26/ 3/ 2/ 2, Plot
 No. 13+14, Near Madhav Lawns, Sadhguru Nagar, Jai
 Bhavani Road, Village – Deolali, Taluka & District -
 Nashik, PIN Code – 422 214, 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**
 A/c No. : **123105000319**
 Branch & IFS Code: **MIG Colony, Bandra (E.), Mumbai & ICIC0001231**



UPI Virtual ID : vastukala@icici

Customer's Seal and Signature

for Vastukala Consultants (I) Pvt Ltd
 ASMITA JAYSING RATHOD
Digitally signed on 10-08-2024 12:50:11
Authorised Signatory

This is a Computer Generated Invoice