

VALUATION OPINION REPORT

This is to certify that the property Residential Flat No. 13, Fifth Floor, " **Raj Avenue Apartment** ", Survey No. 319/ 1/ B/ 1/ A, Plot No. 03, Behind RK Lawns & Hall, Near Sai Baba Mandir, Prashant Nagar, Pathardi Phata Road, Village - Pathardi, Taluka & District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India. belongs to **Name of Proposed Purchaser: Shri. Chandrakant Bhaurao Mahale & Sau. Surekha Chandrakant Mahale.**
Name of Owner: Shri. Rajendra Omkar Jawale.

Boundaries of the property:

	Building	Flat
North	Row House	Staircase & Flat No. 11 & 12
South	Row House	Side Margin
East	Road	Side Margin
West	Open Plot	Side Margin

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 **₹ 43,92,000.00 (Rupees Forty-Three Lakh Ninety-Two Thousand 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

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.

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.07.20 11:22:23 +05'30'

Auth. Sign.



25/07/2024

Nashik: 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road,

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Our Pan India Presence at :

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Regd. Office

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PROFORMA INVOICE

 VASTUKALA <small>Consulting</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-1411/24-25	Dated 20-Jul-24
	Delivery Note	Mode/Terms of Payment AGAINST REPORT	Reference No. & Date.
Buyer (Bill to) State Bank of India RACC Nashik Branch RBO.2, The Wave Building, 1st Floor, Opposite Shell Petrol Pump, Pathardi Road, Nashik – 422 010, GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated	
	Dispatch Doc No. 0010026/2307308	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**

Company's Bank Details

Bank Name : **ICICI Bank Ltd - Nashik**

A/c No. : **345505001235**

Branch & IFS Code: **Nashik - Adgaon Naka & ICIC0003455**

Remarks:

0010026/2307308 Name of Proposed Purchaser: Shri. Chandrakant Bhaurao Mahale & Sau. Surekha Chandrakant Mahale. Name of Owner: Shri. Rajendra Omkar Jawale - Residential Flat No. 13, Fifth Floor, " Raj Avenue Apartment ", Survey No. 319/ 1/ B/ 1/ A, Plot No. 03, Behind RK Lawns & Hall, Near Sai Baba Mandir, Prashant Nagar, Pathardi Phata 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



UPI Virtual ID : vastukalaconsul@icici

Customer's Seal and Signature

for Vastukala Consultants (I) Pvt Ltd

Authorised Signatory

This is a Computer Generated Invoice