

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report/ SBI/ RACC Nashik branch / Chandrakant Bhaurao Mahale & others (010026/2307308)

Vastu/Nashik/07/2024/010026/2307308 20/1-312-RYRJ

Date: 20.07.2024

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 Staircase & Flat No. 11 & 12		
North	Row House			
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.

Manoi Chalikwar Digitally signed by Manoj Chalikwar DN: cn=Manoj Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumba email=manoj@vastukala.org, c=IN

Date: 2024.07.20 11:22:23 +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, Madhusha Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA

Email: nashik@vastukala..co.in | Tel : +91 253 4068262/98903 80564

Our Pan India Presence at:

Nanded Mumbai

Nashik PRajkot Aurangabad Pune Indore

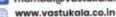
Raipur .laipur

Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, Mumbai: 400072, (M.S), India

+91 22 47495919

mumbai@vastukala.co.in



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

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

Dated
20-Jul-24
Mode/Terms of Payment
AGAINST REPORT
Other References
Dated
Delivery Note Date
Destination

Terms of Delivery

SI No.	Particulars		HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)	CGST SGST		18 %	1,500.00 135.00 135.00
		Total		-	1,770.00

Amount Chargeable (in words)

E. & O.E

Indian Rupee One Thousand Seven Hundred Seventy Only

HSN/SAC	Taxable	Central Tax		State Tax		Total
	Value	Rate	Amount	Rate	Amount	Tax Amoun
997224	1,500.00	9%	135.00	9%	135.00	270.00
Total	1,500.00		135.00	2 11 27	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

Company's PAN

: AADCV4303R

Company's PAN

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

Customer's Seal and Signature

UPI Virtual ID : vastukalaconsul@icici

for Vastukala Consultants (I) Pvt Ltd

Authorised Signatory