

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 501, Stilt 4th Floor, Wing - B, "Flora Heights", Behind Sarthak Biryani Corner, Hanuman Nagar, Amrutdham, Mumbai - Agra Road, Village - Nashik, Taluka - Nashik, District - Nashik, Nashik, Pincode - 422 003, State - Maharashtra, Country - India belongs to **Sau. Vijaya Amol Kate & Shri. Amol Deepakrao Kate**. Name of Proposed Purchaser is **Shri. Dilip Vishnu Khairnar & Nita Dilip Khairnar**.

Boundaries	:	Building	Flat
North	:	Open Plot	Marginal Space
South	:	Road	Flat No. B-502
East	:	C-Wing	Flat No. C-504
West	:	A-Wing & Road	Staircase & Flat No. B-504

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 **₹ 34,80,000.00 (Rupees Thirty Four Lakh Eighty 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 report.

Hence certified

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

Manoj Chalikwar

Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.09.14 12:03:10 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBB/174/07/2018/10366

State Bank of India Empanelment No.: NZO /CR/22-23/39

Encl.: Valuation report

Received
Abhijeet Alice

Nashik: 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra Nandu 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 :

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Regd. Office


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

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✉ mumbai@vastukala.co.in

🌐 www.vastukala.co.in

PROFORMA INVOICE

 VASTUKALA <small>Unlocking 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-2261/24-25	Dated 14-Sep-24
		Delivery Note	Mode/Terms of Payment AGAINST REPORT
		Reference No. & Date.	Other References
	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. 010804/2308168	Delivery Note Date	
	Dispatched through	Destination	
	Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE	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	CGST		SGST/UTGST		Total
		Rate	Amount	Rate	Amount	Tax Amount
997224	1,500.00	9%	135.00	9%	135.00	270.00
Total	1,500.00		135.00		135.00	270.00

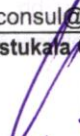
Tax Amount (in words) : **Indian Rupee Two Hundred Seventy Only**

Remarks:
 010804/2308168 Name of Proposed Purchaser :
 Shri. Dilip Vishnu Khairnar & Nita Dilip Khairnar -Name
 of Owner : Sau. Vijaya Amol Kate & Shri. Amol
 Deepakrao Kate -Residential Flat No. 501, 4th Floor,
 Wing - B, "Flora Heights", Behind Sarthak Biryani
 Corner,Hanuman Nagar, Amrutdham , Mumbai - Agra
 Road, Village - Nashik, Taluka - Nashik, District
 -Nashik, Nashik, Pincode - 422 003, 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

Customer's Seal and Signature	for Vastukala Consultants (I) Pvt Ltd  Authorised Signatory
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