

VALUATION OPINION REPORT

This is to certify that the property bearing Industrial **Gala No.39**, First Floor "**M.R Electrical**", Plot No.C-11, Nashik Industrial Co-Operative Estate Ltd.Satpur, Nashik, (NICE), Kamgar Nagar Road, Village – Satpur, Taluka & District – Nashik, PIN – 422 007, State – Maharashtra, Country – India belongs to **Mr.Mahendra Radhakrishna Waray & Mrs.Anisha Rajesh Ratnaparkhi**

Boundaries of the property.

Boundaries	Plot	Gala
North	D.P. Road	NMC Road
South	Street No.09	Project Road
East	Plot No.C-12	Gala No.38
West	Reserve Plot	Gala No.40

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 **₹ 40,64,750.00 (Rupees Forty Lakh Sixty-Four Thousand Seven Hundred Fifty 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)

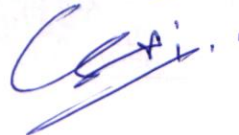
Reg. No. CAT-I-F-1763

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: 2024.10.05 16:01:37 +05'30'

Auth. Sign.



PROFORMA INVOICE

 VASTUKALA <small>Valuation Experts</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.	Dated
		PG-2612/24-25	5-Oct-24
Buyer (Bill to) STATE BANK OF INDIA CIDCO Colony (Vilholi) Branch SME Centre, First Floor, Lekha Nagar Bus Stop , Nashik-422009 GSTIN/UIN : 27AAACS8577KZZO State Name : Maharashtra, Code : 27		Delivery Note	Mode/Terms of Payment
			AGAINST REPORT
		Reference No. & Date.	Other References
		Buyer's Order No.	Dated
		Dispatch Doc No.	Delivery Note Date
		011643/2308519	
		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 Tax Amount
		Rate	Amount	Rate	Amount	
997224	1,500.00	9%	135.00	9%	135.00	270.00
Total			135.00		135.00	270.00


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

Remarks:
 011643/2308519 Name of Owner : Mr.Mahendra Radhakrishna Waray & Mrs.Anisha Rajesh Ratnaparkhi -Industrial Gala No.39, First Floor "M.R Electrical", Plot No.C-11, Nashik Industrial Co -Operative Estate Ltd.Satpur, Nashik, (NICE), Kamgar Nagar Road, Village - Satpur, Taluka & District - Nashik, PIN - 422 007, 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

Customer's Seal and Signature

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

for Vastukala Consultants (I) Pvt Ltd

C.
 Authorised Signatory

This is a Computer Generated Invoice

Received

2-10-24

