

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 02, 1<sup>st</sup> Floor, "Pavan Apartment", Behind Bali Mandir, Near Rasbihari International School, Vrindavan Nagar, Off Meri - Rasbihari Link Road, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 003, State - Maharashtra, Country -India belongs to **Shri. Suresh Ramchandra Odhekar**. Name of Proposed Purchaser is **Shri. Shrikrushna Raghunath Gaikwad**.

Boundaries	:	Building	Flat
North	:	Road & Survey No. 243/ 2 Part	Flat No. 01
South	:	Adj. Survey No. 251	Marginal Space
East	:	30.00 Mtr. D.P Road	Marginal Space & Road
West	:	Adj. Plot No. 47	Lobby, Staircase & Lift

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 **₹ 44,28,900.00 (Rupees Forty Four Lakh Twenty Eight Thousand Nine Hundred 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**

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.11.07 11:07:53 +05'30'

Auth. Sign.

Director



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Bank Of Baroda Empanelment No.: ZO :MZ:ADV:46:941

Encl.: Valuation report



Received *Oliver*  
07/11/24

**Nashik:** 4, 1st Floor, Madhusa Elite, Vrindavan Nagar, Jatra Nandu Naka Link Road,  
Adgaon, Nashik-422003 (M.S.), INDIA  
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**Regd. Office**

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**PROFORMA INVOICE**

 <b>VCIPLM</b> 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
	<b>PG-3046/24-25</b>	<b>7-Nov-24</b>
	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
Buyer (Bill to) <b>BANK OF BARODA-NASHIK CITY</b> Gaurishankar, M.G. Road, Nashik, PIN – 422 101, State - Maharashtra GSTIN/UIN : 27AAACB1534F2Z5 State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	<b>12204/2308948</b>	
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	Amount
1	<b>VALUATION FEE</b>	997224	<b>2,118.64</b>
	<b>CGST</b>		<b>190.68</b>
	<b>SGST</b>		<b>190.68</b>
Total			<b>₹ 2,500.00</b>

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

**Indian Rupee Two Thousand Five Hundred Only**

HSN/SAC	Taxable Value	CGST		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,118.64	9%	190.68	9%	190.68	381.36
<b>Total</b>	<b>2,118.64</b>		<b>190.68</b>		<b>190.68</b>	<b>381.36</b>

Tax Amount (in words) : **Indian Rupee Three Hundred Eighty One and Thirty Six paise Only**

**Remarks:**  
 12204/2308948 Name of Proposed Purchaser :  
 Shri. Shrikrushna Raghunath Gaikwad -Name of  
 Owner : Shri. Suresh Ramchandra Odhekar  
 -Residential Flat No. 02, 1st Floor, "Pavan  
 Apartment", Behind Bali Mandir, Near Rasbihari  
 International School, Vrindavan Nagar, Off Meri -  
 Rasbihari Link Road, Taluka - Nashik, District  
 -Nashik, Nashik, PIN Code - 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

for VCIPLM

Authorized Signatory

This is a Computer Generated Invoice