

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 01, 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 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	Marginal Space & Road
South	:	Adj. Survey No. 251	Flat No. 02
East	:	30.00 Mtr. D.P Road	Marginal Space & Road
West	:	Adj. Plot No. 47	Lobby & Staircase

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 **₹ 36,35,100.00 (Rupees Thirty Six Lakh Thirty Five Thousand One 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: 2024.11.06 18:01:14 +05'30'



Director

Auth. Sign.



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 
07/11/24

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

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PROFORMA INVOICE

 VASTUKALA <small>Unstopping Excellence</small>	VCIPLM 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-3039/24-25	Dated 6-Nov-24
		Delivery Note	Mode/Terms of Payment AGAINST REPORT
		Reference No. & Date.	Other References
Buyer (Bill to) BANK OF BARODA-NASHIK CITY 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. 12201/2308941	Delivery Note Date	
	Dispatched through	Destination	
	Terms of Delivery		
SI No.	Particulars	HSN/SAC	Amount
1	VALUATION FEE	997224	2,118.64 190.68 190.68
	CGST		
	SGST		
	Total		₹ 2,500.00
Amount Chargeable (in words)			E. & O.E
Indian Rupee Two Thousand Five Hundred Only			
HSN/SAC	Taxable Value	CGST	SGST/UTGST
		Rate	Amount
997224	2,118.64	9%	190.68
		Rate	Amount
Total	2,118.64	9%	190.68
		Rate	Amount
		9%	190.68
			381.36
Tax Amount (in words) : Indian Rupee Three Hundred Eighty One and Thirty Six paise Only			
Remarks: 12201/2308941 Name of Proposed Purchaser : Shri. Shrikrushna Raghunath Gaikwad -Name of Owner : Shri. Suresh Ramchandra Odhekar -Residential Flat No. 01, 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 Bank Details Bank Name : ICICI Bank Ltd - Nashik A/c No. : 345505001235 Branch & IFS Code: Nashik - Adgaon Naka & ICIC0003455	
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 for VCIPLM	
		Authorised Signatory	

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