



Valuation Report Prepared For: UBI / Ambad Branch/ Shri. Mohammad Jamal Shaikh & Other (31173/2300320) Page 2 of 23

Vastu/Nashik/04/2023/31173/2300320
27/09/313-RPSH
Date 27.04.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 2, 2nd Floor, "Sai Rudra Heights Apartment", Gut No. 22 / 2 / A, Plot No. 9, C.T.S. No.1085, Near Hanuman Mandir, Chunchale Phata Road, Ramkrishna Nagar, Sanjeev Nagar, Village – Chunchale, Taluka & District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India belongs M/s. Balaji Builders & Developers. Name of Proposed Purchaser: Shri. Mohammad Jamal Shaikh & Sau. Najra Jamal Sheikh.

Boundaries of the property:

Boundaries	Building	Flat
North	Road	Marginal Space
South	Building	Passage, Staircase & Flat No. 3
East	Road	Flat No. 1
West	Open Plot	Marginal Space

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 and valued for this particular purpose at ₹ 18,00,000.00 (Rupees Eighteen Lakh Only). As per Site Inspection 91% Construction Work is Completed.

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.

Sharadkumar
B. Chalikwar
Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.04.27 18:03:53 +0530'

Auth. Sign.



Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
Encl: Valuation report.

Receiver
Kalpesh Yelmane

Nashik : 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
E-mail : nashik@vastukala.org, Tel. : +91 253 4068262 / 9890380564

Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur

Regd. Office : 121, 1st Floor, Akruti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. PG-315/23-24	Dated 27-Apr-23	
	Delivery Note	Mode/Terms of Payment AGAINST REPORT	
Buyer (Bill to) Union Bank of India Ambad Branch, Nashik Ramashray Apartment, Sector C, Plot No. 283, Near Bhadrapad Sector, Ashwin Nagar, Near Sambhaji Stadium, Cidco Nashik-422009, State – Maharashtra, Country – India GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Reference No. & Date.	Other References	
	Buyer's Order No.	Dated	
	Dispatch Doc No. 31173 / 2300320	Delivery Note Date	
	Dispatched through	Destination	
	Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	1,000.00
	CGST			90.00
	SGST			90.00
Total				₹ 1,180.00

Amount Chargeable (in words) E. & O.E
Indian Rupee One Thousand One Hundred Eighty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	1,000.00	9%	90.00	9%	90.00	180.00
Total			90.00		90.00	180.00


Tax Amount (in words) : **Indian Rupee One Hundred Eighty Only**

Remarks:
 M/s. Balaji Builders & Developers. Name of Proposed Purchaser: Shri. Mohammad Jamal Shaikh & Sau. Najra Jamal Sheikh -Residential Flat No. 2, 2nd Floor, "Sai Rudra Heights Apartment", Gut No. 22 / 2 / A, Plot No. 9, C.T.S. No.1085, Near Hanuman Mandir, Chunchale Phata Road, Ramkrishna Nagar, Sanjeev Nagar, Village – Chunchale, Taluka & District - Nashik, PIN Code – 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

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

Authorised Signatory

This is a Computer Generated Invoice