



Valuation Report Prepared For: UBI / Gangapur Road Branch / Shri. Jaypal Chandrasingh Salunke (2434/2301529) Page 2 of 23

Vastu/Nashik/07/2023/2434/2301529
13/10-154-RYV
Date:13.07.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row Bungalow No. 02, Ground + 2nd Floor, "Bodke Row - Bungalow", Survey No. 485/ 1/ 22, Plot No. 22, Near Shree Siddhivinayak Ganesh Mandir, Sant Janardan Swami Road, Papaya's Nursery, Trambakeshwar Road, Satpur Colony, Village – Satpur, Taluka& District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India belongs to **Shri. Jaypal Chandrasingh Salunke & Sau. Poonam Jaypal Salunke**. Name of Owner: **Shri. Gaurav Ramchandra Bodke & Sau. Jijabai Ramchandra Bodke**.

Boundaries of the property:

Boundaries	Plot
North	Bungalow
South	Road
East	Bungalow
West	Open Plot

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 ₹ 60,02,400.00 (Rupees Sixty Lakh Two Thousand Four 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 valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

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: 2023.07.13 17:13:51 +05'30'

Auth. Sign.



Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report.



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

Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. PG-1530/23-24	Dated 13-Jul-23
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) Union Bank of India Gangapur Branch Shree Ganesh Awanue, Gangapur road Nashik 422013 GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. 2434 / 2301529	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 %	3,000.00
	CGST			270.00
	SGST			270.00
	Total			₹ 3,540.00

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

Indian Rupee Three Thousand Five Hundred Forty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	3,000.00	9%	270.00	9%	270.00	540.00
Total	3,000.00		270.00		270.00	540.00

Tax Amount (in words) : **Indian Rupee Five Hundred Forty Only**

Remarks:

Shri. Jaypal Chandrasingh Salunke & Sau. Poonam Jaypal Salunke. Name of Owner: Shri. Gaurav Ramchandra Bodke & Sau. Jijabai Ramchandra Bodke - Residential Row Bungalow No. 02, Ground + 2nd Floor, "Bodke Row - Bungalow", Survey No. 485/ 1/ 22, Plot No. 22, Near Shree Siddhivinayak Ganesh Mandir, Sant Janardan Swami Road, Papaya's Nursery, Trambakeshwar Road, Satpur Colony, Village - Satpur, 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



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org

