

Valuation Report Prepared For: UBI / Gangapur Road, Nashik Branch / Mr. Rohit Rajesh Chothe (2702/2301737) Page2 of 23

Vastu/Nashik/07/2023/2702/2301737  
22/09-362-RYV  
Date 22.07.2023

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 09, Second Floor, "Shivmudra Darshan Apartment", Survey No. 193/ A/1/2, Plot No. 1 to 3, Behind Ganpati Mandir, Canal Road, Hirawadi, Village – Nashik, Taluka & District - Nashik, PIN Code – 422203, State – Maharashtra, Country – India belongs to M/s. Shivmudra Builders & Developers Name of Proposed Purchaser: Mr. Rohit Rajesh Chothe & Smt. Vanita Rajesh Chauthe.

Boundaries of the property:

Boundaries	Building	Flat
North	Road	Lobby, Lift & Flat No.10
South	Open Plot	Side Margin
East	Open Plot	Flat No.16
West	Road / Building	Side Margin

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 ₹ 25,03,200.00 (Rupees Twenty Five Lakh Three Thousand Two 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

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.

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: 2023.07.24 16:27:43 +05'30'

Auth. Sign.



Received



Nashik : 4, 1<sup>st</sup> 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 :

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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

<b>Vastukala Consultants (I) Pvt Ltd</b> 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.	Dated
	PG-1683/23-24	22-Jul-23
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to)  <b>Union Bank of India</b> Gangapur Branch Shree Ganesh Avaneue, Gangapur road Nashik 422013 GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>3,000.00</b>
	<b>CGST</b>			<b>270.00</b>
	<b>SGST</b>			<b>270.00</b>
	<b>Total</b>			<b>₹ 3,540.00</b>

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
<b>Total</b>	<b>3,000.00</b>		<b>270.00</b>		<b>270.00</b>	<b>540.00</b>

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

**Remarks:**

M/s. Shivmudra Builders & Developers Name of Proposed Purchaser: Mr. Rohit Rajesh Chothe & Smt. Vanita Rajesh Chauthe - Residential Flat No. 09, Second Floor, "Shivmudra Darshan Apartment", Survey No. 193/ A/1/2, Plot No. 1 to 3, Behind Ganpati Mandir, Canal Road, Hirawadi, Village - Nashik, Taluka & District - Nashik, PIN Code - 422203, 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