



Valuation Report Prepared For: UBI / Gangapur Road, Nashik Branch / Mr. Nasir Husain Shaikh (2738/2301747) Page2 of 23

Vastu/Nashik/07/2023/2738/2301747  
24/05-372-RYV  
Date 24.07.2023

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. B - 201, Second Floor, B - Wing, "Royal Residency Apartment", Survey No. 13/ 2/ 1 to 12, Plot No. 3, Near Golden Lawns, Kalpataru Nagar, Pakhal Road, Village – Wadala, Taluka & District - Nashik, PIN Code – 422 009, State – Maharashtra, Country – India belongs to **M/s. Mangalam Developers** Name of Proposed Purchaser: **Mr. Nasir Husain Shaikh**.

Boundaries of the property:

| Boundaries | Building             | Flat                          |
|------------|----------------------|-------------------------------|
| North      | Open Plot            | Duct & Flat No. B-202         |
| South      | Building / Open Plot | Side Margin                   |
| East       | Row Houses           | Staircase & Lobby             |
| West       | Road                 | Side Margin/ Flat No. A - 206 |

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 **₹ 25,32,000.00 (Rupees Twenty Five Lakh Thirty Two Thousand 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: 2023.07.24 15:40:35 +0530

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, 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 :

- 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**

|   |   |  |  |
|---|---|--|--|
| <b>Vastukala Consultants (I) Pvt Ltd</b><br>B1-001,U/B FLOOR,<br>BOOMERANG,CHANDIVALI FARM ROAD,<br>ANDHERI-EAST 400072<br>GSTIN/UIN: 27AADCV4303R1ZX<br>State Name : Maharashtra, Code : 27<br>E-Mail : accounts@vastukala.org | Invoice No.<br><b>PG-1693/23-24</b>         | Dated<br><b>24-Jul-23</b>                      |  |
|   | Delivery Note                               | Mode/Terms of Payment<br><b>AGAINST REPORT</b> |  |
| Buyer (Bill to)<br><br><b>Union Bank of India</b><br>Gangapur Branch<br>Shree Ganesh Avane, Gangapur road<br>Nashik 422013<br>GSTIN/UIN : 27AAACU0564G1ZH<br>State Name : Maharashtra, Code : 27                                | Reference No. & Date.                       | Other References                               |  |
|   | Buyer's Order No.                           | Dated  |  |
|   | Dispatch Doc No.<br><b>002738 / 2301747</b> | Delivery Note Date                             |  |
|   | Dispatched through                          | Destination                                    |  |
|   | Terms of Delivery                           |  |  |

| SI No. | Particulars  | HSN/SAC | GST Rate | Amount            |
|--------|--|---------|----------|-------------------|
| 1      | <b>VALUATION FEE</b><br><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. Mangalam Developers Name of Proposed Purchaser: Mr. Nasir Husian Shaikh -Residential Flat No. B - 201, Second Floor, B - Wing, "Royal Residency Apartment", Survey No. 13/ 2/ 1 to 12, Plot No. 3, Near Golden Lawns, Kalpataru Nagar, Pakhal Road, Village – Wadala, Taluka & District - Nashik, PIN Code – 422 009, 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

*Receiver*  
*Kalpesh Yelmal*  
*[Signature]*