



Valuation Report Prepared For: UBI / Gangapur Road Branch / Mr. Vikas Kadam (2909/2301909) Page2 of 23

Vastu/Nashik/08/2023/2909/2301909
04/15-55-RYV
Date 04.08.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. A-03, 1st Floor, A - Wing, "Shah's Mahendra Enclave Apartment", Gat No. 76/ 7+76/ 8/ 1P/ 925, Near Talsa Lawns, Vijay Nagar, Deolali, Village - Bhagur, Taluka - Nashik, District - Nashik, PIN Code - 422 401, State - Maharashtra, Country - India belongs to **M/s. Shah Builders & Developers**. Name of Proposed Purchaser: **Mr. Vikas Kadam**.

Boundaries of the property:

| Boundaries | Building | Flat |
|------------|-----------|------------------|
| North | Open Plot | Marginal Space |
| South | Building | Lobby / Duck |
| East | Open Plot | By Flat No. A-04 |
| West | Building | By Flat No. A-02 |

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 ₹ **21,80,800.00 (Rupees Twenty One Lakh Eighty Thousand Eight 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

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: 2023.08.04 17:48:04 +05'30'

Auth. Sign.



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

Kalpesh
Kalpesh Yelmal
Date - 05/08/2023



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. | Dated |
| | PG-1850/23-24 | 4-Aug-23 |
| | Delivery Note | Mode/Terms of Payment |
| | | AGAINST REPORT |
| | Reference No. & Date. | Other References |
| Buyer (Bill to) Union Bank of India 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 |
| | 002909 / 2301909 | |
| | Dispatched through | Destination |
| | Terms of Delivery | |

| Sl No. | Particulars | HSN/SAC | GST Rate | Amount |
|--------|---|---------|----------|-----------------|
| 1 | VALUATION FEE (Technical Inspection and Certification Services) | 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 | 1,000.00 | | 90.00 | | 90.00 | 180.00 |

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

Company's Bank Details

Bank Name : **ICICI Bank Ltd - Nashik**

A/c No. : **345505001235**

Branch & IFS Code : **Nashik - Adgaon Naka & ICIC0003455**

Remarks:

M/s. Shah Builders & Developers. Name of Proposed Purchaser: Mr. Vikas Kadam - Residential Flat No. A -03, 1st Floor, A - Wing, "Shah's Mahendra Enclave Apartment", Gat No. 76/ 7+76/ 8/ 1P/ 925, Near Tulsia Lawns, Vijay Nagar, Deolali, Village - Bhagur, Taluka - Nashik, District - Nashik, PIN Code - 422 401, 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



UPI Virtual ID : vastukalaconsul@icici

for **Vastukala Consultants (I) Pvt Ltd**

Authorised Signatory

This is a Computer Generated Invoice