CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





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 Tulsa 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.

Sign.

Hence certified

## For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar Digitally signed by Sharadku Chalikwar Theorem B. Chalikwar

o=Vasturana ou=CMD, email=cmd@vastukala Date: 2023.08.04 17:48:04 +05'30

Auth.



Director

Sharadkumar B, Chalikwar

Govt. Reg. Valuer Chartered Engineer (India)

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

Encl: Valuation report.

Kalpesh Jelmanl Octe-05/08/2023



Nashik: 4, 1st Floor, Madhusha 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 :

Nashik

Mumbai 💡 Thane

P Delhi NCR

Aurangabad Pune Indore Nanded

Rajkot Raipur Ahmedabad V 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

	Pi							
Va	stukala Consultants (I) Pvt Ltd		Invoice	No.		Dated		
B1-001,U/B FLOOR,			<b>PG-1850/23-24</b> Delivery Note			4-Aug-23 Mode/Terms of Payment		
BOOMERANG, CHANDIVALI FARM ROAD,								
	DHERI-EAST 400072					AGAINS	T REPORT	
GSTIN/UIN: 27AADCV4303R1ZX		Reference No. & Date.		Date.	Other References			
	te Name: Maharashtra, Code: 27							
	Mail : accounts@vastukala.org /er (Bill to)		Buyer's	order No	).	Dated		
	ion Bank of India							
	ngapur Branch		Dispate	ch Doc No		Delivery N	Note Date	
	ree Ganesh Avanue, Gangapur roa	nd	00290	9 / 23019	09			
Nashik 422013 GSTIN/UIN : 27AAACU0564G1ZH			Dispatched through			Destination		
		ZH						
Sta	ite Name : Maharashtra, Code	: 27	Terms	of Deliver	У			
SI	Particular	rs			HSN/SAC	GST	Amount	
No.						Rate		
1	VALUATION FEE				997224	18 %	1,000.00	
	(Technical Inspection and Certification	n Services)					PE 515	
				CGST			90.00	
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				SGST	3 7 1			
Am	ount Chargeable (in words)			47.7			1,180.00 E. & O.E	
		lundred Eig	hty Only	Total			1,180.00	
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This is a Computer Generated Invoice