



Valuation Report Prepared For: UBI / Gangapur Road Branch / Shri. Zahid Chand Sayyed (2988/2302002) Page 2 of 23

Vastu/Nashik/08/2023/2988/2302002
10/05-148-CHRYSH
Date:10.08.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House No. 04, Ground + Stilt Second Floor, "Madiha Mahal Row Houses" Survey No. 7/3/1/2/3/2, Plot No.4, Near Sacred Heart Convent High School, Happy Home Colony, Anand Nagar, Wadala Road Village – Wadala, Taluka & District - Nashik, PIN Code – 422 009, State – Maharashtra, Country – India belongs to **Shri. Ayyan Amzad Patel**. Name of Name of Proposed Purchaser: **Shri. Zahid Chand Sayyed & Sau. Nilofar Zahid Sayyed**.

Boundaries of the property:

Boundaries	Plot	House
North	Ground	Marginal Space
South	Road	Road
East	Open Plot	Row House No. 5
West	Building	Row House No. 3

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 **₹55,44,800.00(Rupees Fifty Five Lakh Forty Four 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

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.com, PIN
Date: 2023.08.10 15:15:05 +05'30'

Auth. Sign.



Handwritten signature
DC - 11/08/2023



www.vastukala.org

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-1942/23-24	Dated 10-Aug-23
Buyer (Bill to) Union Bank of India Gangapur Branch Shree Ganesh Avanie, Gangapur road Nashik 422013 GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 002988 / 2302002	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. Aayan Amzad Patel. Name of Name of Proposed Purchaser: Shri. Zahid Chand Sayyed & Sau. Nilofar Zahid Sayyed - Residential Row House No. 04, Ground + Stilt Second Floor, "Madiha Mahal Row Houses" Survey No. 7/3/1/2/3/2, Plot No.4, Near Sacred Heart Convent High School, Happy Home Colony, Anand Nagar, Wadala 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