



Valuation Report Prepared For: UBI / Gangapur Road, Nashik Branch / Shri. Aniket Anil Kankiral & Other (3009/2302079) Page2 of 23

Vastu/Nashik/08/2023/3009/2302079
17/03-225-RYV
Date 17.08.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 03, First Floor, "Jyoti Classic Apartment", Survey No. 33/ 1/ B, Plot No. 7, Behind Reliance Petrol Pump, Near Gulmohar Vihar, Satpur Colony, Kamgar Nagar, Pipeline Road, Village – Anandvalli, Taluka & District - Nashik, PIN – 422 207, State – Maharashtra, Country – India belongs to **Sau. Preeti Gopalan Nair & Shri. Jaiganesh Ramdas**. Name of Proposed Purchaser: **Shri. Aniket Anil Kankiral & Shri. Anil Purnaji Kankirad**.

Boundaries of the property:

Boundaries	Building	Flat
North	Open Plot	Marginal Space
South	Open Plot	Marginal Space
East	Road	Marginal Space
West	Building	Lobby / Staircase/ Flat No.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 ₹ 40,88,070.00 (Rupees Forty Lakh Eighty Eight Thousand Seventy 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: 2023.08.17 12:26:01 +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.



Prakhalad
Reviewed 18/08/2023

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 :

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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

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-2018/23-24	17-Aug-23
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) Union Bank of India Gangapur Branch Shree Ganesh Avanie, Gangapur road Nashik 422013 GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	003009 / 2302079	
	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			270.00		270.00	540.00

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

Remarks:
 Sau. Preeti Gopalan Nair & Shri. Jaiganesh Ramdas
 Name of Proposed Purchaser: Shri. Aniket Anil Kankiral & Shri. Anil Purnaji Kankirad - Residential Flat No. 03, First Floor, "Jyoti Classic Apartment", Survey No. 33/ 1/ B, Plot No. 7, Behind Reliance Petrol Pump, Near Gulmohar Vihar, Satpur Colony, Kamgar Nagar, Pipeline Road, Village – Anandvalli, Taluka & District - Nashik, PIN – 422 207, 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