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





Valuation Report Prepared For: UBI / Gangapur Road, Nashik Branch / Shweta Pramod Aherrao (3233/2302148) Page2 of 23

Vastu/Nashik/08/2023/3233/2302148 22/07-294-RYSH Date 22.08.2023

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 11, Ground Floor, " Shiv Shilp Co. Op. Housing Society Ltd. Nashik ", Survey No. 703 / 1 / 14 (Pt.) / B, Plot No. B, C.T.S. No. 744 / 1 (Pt.), Final Plot No. 432, T.P.S No. II, Near Gondevlikar Maharaj Mandir, Date Nagar, Pramod Nagar, Swami Vivekanand Marg, Village -Nashik, Taluka & District - Nashik, PIN Code - 422013, State - Maharashtra, Country - India belongs to Name of Owner: Shri. Vedant Vilas Giri Name of Proposed Purchaser: Shweta Pramod Aherrao.

Boundaries of the property:

Boundaries	Building	Flat Flat No.10 Marginal Space/ Stilt (Parking) Parking/ Road		
agase North	Building			
South	Open Plot			
East	Road			
West	Parking	Marginal Space		

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 ₹ 44,80,100.00 (Rupees Forty Four Lakh Eighty Thousand One 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.

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Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar B. Chalikwar

DN: cn=Sharadkumar B. Chalikwa o=Vastukala Consultants (I) Pvt. Ltd-, ou=CMD, email=cmd@vastukala.org, c=I) Date: 2023.08.22 13:58:49 +05'30'

Director

Sharadkumar B. Chalikwar Govt. Reg. Valuer Chartered Engineer (India)

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

Encl: Valuation report.

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:

Mumbai 💡 Thane

P Delhi NCR

Aurangabad 💡 Pune Nanded Nashik

Ahmedabad V Jaipur

Rajkot Raipur 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		Invoice No. PG-2085/23-24			Dated				
B1-001,U/B FLOOR,					22-Aug-23				
BOOMERANG, CHANDIVALI FARM ROAD,			Delivery Note			Mode/Terms of Payment			
ANDHERI-EAST 400072						AGAINST REPORT			
GSTIN/UIN: 27AADCV4303R1ZX			Reference No. & Date.		Date.	Other Refer	rences		
State Name: Maharashtra, Code: 27		and the second s			a select Hispania				
E-Mail : accounts@vastukala.org Buyer (Bill to)			Buyer's Order No.		),	Dated			
Union Bank of India			Dispatch Doc No.			Delivery Note Date			
Gangapur Branch		003233 / 2302148			,				
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NOTE – AS PER MSME RULES INVOICE NEED TO for Vastukala Consultants,(I) Pvt							tants (I) Pvt Ltd		
BE CLEARED WITHIN 45 DAYS OR INTEREST									
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