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

Valuation Report Prepared For: UBI / Gangapur Road, Nashik Branch / Sau. Simran Nilesh Sanap (3303/2302163) Page2 of 23

Consultants (I) Pvt. Ltd. Think.Innovate.Create

Vastu/Nashik/08/2023/3303/2302163 23/02-309-CHSH Date 23.08.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 2, First Floor, **"Shivam Apartment "**, Survey No. 704/1+2/23/1, Plot No.1, Final Plot No. 432, T.P.S. No. II, Beside Akshardham Apartment, Anand Nagar, Pramod Nagar, Swami Vivekanand Marg, Village – Nashik, Taluka & District - Nashik, PIN Code – 422013, State – Maharashtra, Country – India belongs to Name of Owner: **Shri. Hemchandra Ashok More** Name of Proposed Purchaser: **Sau. Simran Nilesh Sanap & Shri. Nilesh Prakash Sanap.**

Boundaries of the property:

Boundaries	Building	Flat
North	Building	Side Margin
South	Road	Flat No.3
East	Building	Staircase and Lift
West	Building	Side Margin

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 ₹ 95,89,800.00 (Rupees Ninety Five Lakh Eighty Nine 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. LT Digitally signed by Sharadkuman Sharadkumar Chalikwar DN: cn=Sharadkumar B. Ch o=Vastukala Consultants (f) Pvt ou=CMD, email=cmd@vastuka Date: 2023.08.23 10:40:34 +05'4 B. Chalikwar Director Sign. Aut Sharadkumar B. Chalikwar Govt. Reg. Valuer Chartered Engineer (India) 23/08/23 Reg. No. (N) CCIT/1-14/52/2008-09 Encl: Valuation report. O 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 : Regd. Office : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai Aurangabad **Q** Raikot Mumbai - 400 072, (M.S.), INDIA 0 **P** Nanded ♀ Indore 9 Thane Raipur www.vastukala.org TeleFax: +91 22 28371325/24 🕈 Delhi NCR **P** Nashik Ahmedabad ♀ Jaipur 🖂 mumbai@vastukala.org

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd	Invoice No.	Dated		
B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST 400072	PG-2100/23-24 Delivery Note	23-Aug-23 Mode/Terms of Payment AGAINST REPORT		
GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Reference No. & Date.	Other References		
Buyer (Bill to)	Buyer's Order No.	Dated		
Union Bank of India Gangapur Branch Shree Ganesh Avanue, Gangapur road	Dispatch Doc No. 003303 / 230163	Delivery Note Date		
Nashik 422013 GSTIN/UIN : 27AAACU0564G1ZH	Dispatched through	Destination		
State Name : Maharashtra, Code : 27	Terms of Delivery			
	지수는 것 같은 것 것 같아요. 것 같아요. 것 같아?			

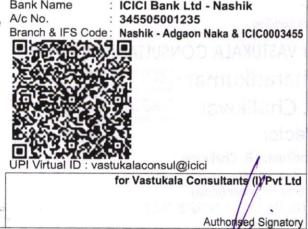
SI No.	Particulars	;			HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)				997224	18 %	3,000.00
				CGST SGST			270.00 270.00
_	1997년 - 1997년 - 1997년 - 1997년 19	101902	01010.0	Total	0807081	0.01120100	3,540.00
Am	ount Chargeable (in words)	e of beddeter	e bortietr	tink brow	Aalatgan ta	arai af	E. & O.E
	lian Rupee Three Thousand Five H	lundred Fo	rty Onl	у			
	dian Rupee Three Thousand Five H HSN/SAC	Taxable	Cen	y tral Tax	Sta	te Tax	Total
Inc	HSN/SAC	Taxable Value	Cen Rate	tral Tax Amount	Rate	Amount	Tax Amount
Inc		Taxable	Cen	tral Tax	Rate 00 9%		Tax Amount 00 540.00

Name of Owner: Shri. Hemchandra Ashok More Name of Proposed Purchaser: Sau. Simran Nilesh Sanap & Shri. Nilesh Prakash Sanap - Residential Flat No. 2, First Floor, "Shivam Apartment ", Survey No. 704/1+2 /23/1, Plot No.1, Final Plot No. 432, T.P.S. No. II, Beside Akshardham Apartment, Anand Nagar, Pramod Nagar, Swami Vivekanand Marg, Village – Nashik, Taluka & District - Nashik, PIN Code – 422013, 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



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