



Valuation Report Prepared For: UBI / Deepali Nagar Branch, Nashik / Mr. Kunal Kishor Karanjkar & Other (3360 / 2302215) Page2 of 23

Vastu/Nashik/08/2023/3360 / 2302215  
24/25-361-RYSH  
Date 24.08.2023

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. B-04, Second Floor, "Kamal Regency Apartment" Survey No. 10 / 4 / B [4/2], Plot No. 67 + 68, Near Sai Baba Temple, Ramkrishna Nagar, Makhmalabad - Mhasrul Link Road, Village – Makhmalabad, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India belongs to Name of Proposed Purchaser: **Mr. Kunal Kishor Karanjkar & Mrs. Pooja Kunal Karanjkar**. Name of Owner: **M/S. Kamal Infrabuild Pvt. Ltd.**

Boundaries of the property:

| Boundaries | Building   | Flat               |
|------------|------------|--------------------|
| North      | Row Houses | Flat No. A-4       |
| South      | Open Plot  | Side Margin        |
| East       | Row Houses | Lift/ Duck         |
| West       | Road       | Side Margin & Road |

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 **₹ 32,45,400.00 (Rupees Thirty Two Lakh Forty Five Thousand Four 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

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: 2023.08.25 10:51:58 +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.

Receiver  
Kalpesh  
Kumar



www.vastukala.org

**Nashik :** 4, 1<sup>st</sup> 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

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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

|   |   |  |
|---|---|--|
| <b>Vastukala Consultants (I) Pvt Ltd</b><br>B1-001,U/B FLOOR,<br>BOOMERANG,CHANDIVALI FARM ROAD,<br>ANDHERI-EAST 400072<br>GSTIN/UIN: 27AADCV4303R1ZX<br>State Name : Maharashtra, Code : 27<br>E-Mail : accounts@vastukala.org     | Invoice No.<br><b>PG-2151/23-24</b>         | Dated<br><b>24-Aug-23</b>                      |
|   | Delivery Note                               | Mode/Terms of Payment<br><b>AGAINST REPORT</b> |
|   | Reference No. & Date.                       | Other References                               |
| Buyer (Bill to)<br><b>Union Bank of India</b><br>Deepali Nagar Branch Nashik<br>Z P Colony 21 Shrode Complex,<br>Charwak Chowk,<br>indira nagar Nashik Indira<br>GSTIN/UIN : 27AAACU0564G1ZH<br>State Name : Maharashtra, Code : 27 | Buyer's Order No.                           | Dated  |
|   | Dispatch Doc No.<br><b>003360 / 2302215</b> | Delivery Note Date                             |
|   | Dispatched through                          | Destination                                    |
|   | Terms of Delivery                           |  |

| SI No. | Particulars  | HSN/SAC | GST Rate | Amount          |
|--------|--|---------|----------|-----------------|
| 1      | <b>VALUATION FEE</b><br><i>(Technical Inspection and Certification Services)</i> | 997224  | 18 %     | <b>3,000.00</b> |
|        | <b>CGST</b>  |         |          | <b>270.00</b>   |
|        | <b>SGST</b>  |         |          | <b>270.00</b>   |
|        | <b>Total</b>   |         |          | <b>3,540.00</b> |

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           |
| <b>Total</b> | <b>3,000.00</b> |             | <b>270.00</b> |           | <b>270.00</b> | <b>540.00</b>    |

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

**Remarks:**

Name of Proposed Purchaser: Mr. Kunal Kishor Karanjkar & Mrs. Pooja Kunal Karanjkar. Name of Owner: M/S. Kamal Infrabuild Pvt. Ltd - Residential Flat No. B-04, Second Floor, "Kamal Regency Apartment" Survey No. 10 / 4 / B [4/2], Plot No. 67 + 68, Near Sai Baba Temple, Ramkrishna Nagar, Makhmalabad - Mhasrul Link Road, Village - Makhmalabad, Taluka & District - Nashik, PIN Code - 422 003, 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