



Valuation Report Prepared For: UBI / Gangapur Road Branch / Mr. Tejas Dnyaneshwar Gajare (3374/2302323) Page2 of 22

Vastu/Nashik/08/2023/3374/2302323
30/08-469-RPSH
Date 30.08.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. A-10, Fourth Floor, A - Wing, "Bhayalaxmi Aastha Apartment", Survey No. 61/ 1/ A/ 1/ 61/ 1/ B/ 1, Plot No. 3+4+5, Near Rainbow Kids English Medium School, Dhurv Nagar, Right Canal Road, Village – Gangapur, Taluka & District - Nashik, PIN Code – 422 013, State – Maharashtra, Country – India belongs to Mr. Tejas Dnyaneshwar Gajare.

Boundaries of the property:

Boundaries	Building	Flat
North	Road	Lift & Flat No. A-11
South	Open Plot	Side Marginal Space
East	Row Houses	Passage, Staircase & Flat No. A-12
West	Road	B - Wing

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 ₹ 25,93,500.00 (Rupees Twenty Five Lakh Ninety Three Thousand Five 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: 2023.08.30 15:30:05 +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.

Kunel

31/08/2023

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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- Thane
- Delhi NCR
- Aurangabad
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- Indore
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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. PG-2255/23-24	Dated 30-Aug-23
Buyer (Bill to) Union Bank of India Gangapur Branch Shree Ganesh Avaneue, 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. 003374 / 2302323	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			270.00		270.00	540.00

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

Remarks:

Mr. Tejas Dnyaneshwar Gajare - Residential Flat No. A-10, Fourth Floor, A - Wing, "Bhayalaxmi Aastha Apartment", Survey No. 61/ 1/ A/ 1/ 61/ 1/ B/ 1, Plot No. 3+4+5, Near Rainbow Kids English Medium School, Dhurv Nagar, Right Canal Road, Village – Gangapur, Taluka & District - Nashik, PIN Code – 422 013, 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



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