



Valuation Report Prepared For: UBI / Gangapur Road Branch / Shri. Amjad Ibrahim Sayyad & Others (3469/2302322) Page 2 of 23

Vastu/Nashik/08/2023/3469/2302322
30/07-468-RYSH
Date:30.08.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Twin Bungalow No. 01, Ground + 2nd Floor, "**Orchid Bungalow**", Survey No. 9/ 1 to 9 &10 P, Plot No. 10, Near Masjid - E - Hasan, Triumla Nagar, Khode Nagar, Pakhal Road, Village – Wadala, Taluka & District - Nashik, PIN Code – 422 009, State – Maharashtra, Country – India belongs to Name of Proposed Purchaser: **Shri. Amjad Ibrahim Sayyad & Sau. Rubina Amjad Sayyad**. Name of Owner: **Sau. Farisa Shaibaz Pathan**.

Boundaries of the property:

Boundaries	Plot	Bungalow
North	Row Houses	Marginal Space
South	Road	Road
East	Road	Twin Row Bungalow No .02
West	Row Houses	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 **₹ 47,52,000.00(Rupees Forty Seven Lakh Fifty Two Thousand 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,
Date: 2023.08.30 15:20:09 +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 Yelmane

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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- Jaipur

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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-2254/23-24	Dated 30-Aug-23
Buyer (Bill to) Union Bank of India Gangapur Branch Shree Ganesh Avane, 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. 003469 / 2302322	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)

Indian Rupee Three Thousand Five Hundred Forty Only

E. & O.E

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	3,000.00		270.00		270.00	540.00

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

Remarks:

Name of Proposed Purchaser: Shri. Amjad Ibrahim Sayyad & Sau. Rubina Amjad Sayyad. Name of Owner: Sau. Farisa Shaibaz Pathan - Residential Twin Bungalow No. 01, Ground + 2nd Floor, "Orchid Bungalow", Survey No. 9/ 1 to 9 & 10 P, Plot No. 10, Near Masjid - E - Hasan, Triumla Nagar, Khode Nagar, Pakhal Road, Village - Wadala, Taluka & District - Nashik, PIN Code - 422 009, 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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