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





Valuation Report Prepared For: JSB / Nashik Branch / Smt.Vldya Nimba Nikam (004194/2302857) Page 2 of 23 Vastu/Nashik/10/2023/004194/2302857 Date: 05.10.2023

## VALUATION OPINION REPORT

This is to certify that the property Commercial Shop No.2, Ground Floor, "Prachitee Apartment", Survey No. 26/2, Plot No.19, Opposite Panditji Super Market, Sadguru Nagar, Dawkhar Wadi, KJ Mehta High School Road, Village – Deolali, Taluka - Nashik, District-Nashik, PIN Code – 422 101, State – Maharashtra, Country – India belongs to Smt. Vidya Nimba Nikam & Shri. Vinit Nimba Nikam

## Boundaries of the property:

Boundaries of the prope	erty:	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1
· · · · · · · · · · · · · · · · · · ·	Building	Shop
North	Road	Marginal Space & Road
South	Building	Parking, Residential Room
□ East	Building	Shop No.1 Shop No.3
West	Road	2110h 14010

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 for this particular purpose at specifications ` 22,04,180.00 (Rupees Twenty-Two Lakh Four Thousand One Hundred Eighty 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) P.VT. LTD.

MANOJ BABURAO CHALIKWAR

Director

Sign.



Manoj B. Chalikwar

Registered Valuer Chartered Engineer (India) Reg. No. CAT-I-F-1763 Encl: Valuation report.



Nashik: 4, 1" 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 P Nashik

Auranaabad 💡 Pune **₽** Nanded

Indore

Raikot Raipur 🖓 Ahmedabad 9 Jaipur

Regd. Office: B1-001, U/B Floor, Boomeran Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA

TeleFax: +91 22 28371325/24 mumbai@vastukala.org

## **PROFORMA INVOICE**

1								
R	astukala Consultants (I) Pvt Ltd		Invoice	No.		Dated		
B	1-001,U/B FLOOR,		PG-2771/23-24			5-Oct-23		
ANDHERI-FAST 400072		•	Deliver	y Note		Mode/Terms of Payment		
GSTIN/UIN: 27AADCV4303R1ZX State Name: Maharashtra, Code: 27 E-Mail: accounts@vastukala.org			Refere	Reference No. & Date.		Other References		
Buyer (Bill to)			Buyer's Order No.			Dated		
Janta Sahakari Bank Ltd Nashik Branch Alpha Sqaure , D'Souza Colony, Off.Collage Road.		'	Buyer's Order 140.					
		Dispatch Doc No.			Delivery Note Date			
		Road,	4194 / 2302857					
Times Of India Building, Opp.Kathiyawad Showro Nashik-422005 GSTIN/UIN : 27AAAJJ0073G1ZH			Dispatched through			Destination		
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	Remarks: Bank Name : ICICI Bank Ltd - Nashik "Smt Vidya Nimba Nikam - Commercial Shop No.2 A/c No. : 345505001235							
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This is a Computer Generated Invoice