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

Consultants (I) Pvt. Ltd.



Valuation Report Prepared For: BOB / Regional Office Branch / Shri.lliyas Ahmad Mohamed Ismail Khan (004548/2303132) Page 2 of 26

Vastu/Nashik/10/2023/004548/2303132 21/1-329-CCBS

Date: 21.10.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. A-28, Fourth Floor, Wing – A, "Thorat Heights", Survey No. 9/1/2/3/4, Plot No. 1, Behind Indian Oil Petrol Pump, Sanjeev Nagar, Mhada Road, Village -Chunchale, Taluka & District - Nashik, PIN Code - 422 007, State - Maharashtra, Country - India belongs to Shri Nandkumar Bhagirath Jadhav, Name of Proposed Purchaser: Shri Iliyas Ahmad Mohamed Ismail Khan & Sau.Farhana Iliyas Ahmad Khan

Boundaries of the property.

Boundaries	Building	Flat
North	Open Plot	Flat No. A-27
South	Road	Duct & Flat No. A-22
East	Road	Flat No. B-12 of B-Wing
West	Nala	Lobby & Lift

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 ₹ 21,80,800.00 (Rupees Twenty-One Lakh Eighty 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. LTD

Sharadkumar B. Chalikwar

Digitally signed by Sharadkuman

DN: cn=Sharadkumar B. Chalikwa o=Vastukala Consultants (I) Pvt. Ltd. ou=CMD, email=cmd@vastukala.org Date: 2023.10.21 10:41:17 +05'50

Auth. Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report.



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:

Nashik

Mumbai Thane

P Delhi NCR

♀ Aurangabad
♀ Pune Nanded

Indore

Ahmedabad 💡 Jaipur

Rajkot Raipur 🖓

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

	stukala Consultants (I) Pvt Ltd		Invoice No			ited	i de de	
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			PG-3029/23-24 Delivery Note Reference No. & Date.			21-Oct-23		
					Mo	Mode/Terms of Payment Other References		
					ate. Ot			
Bu	yer (Bill to) ink Of Baroda- Regional Office Nashik Road	Branch	Buyer's Or	rder No.	Da	ited		
BSNL Building, Datta Mandir Road, Nashik Road, Nashik, PIN – 422 101 GSTIN/UIN : 27AAACB1534F2Z5 State Name : Maharashtra, Code : 27			Dispatch Doc No.		De	Delivery Note Date		
		004548/2303132						
			Dispatched through		De	Destination		
		-	Terms of I	Delivery		11111		
		298					e 49 amuslion 14. coylli sasania	
SI No.	Particulars				HSN/SAC	GST	Amount	
			9 1			Rate	Boundaries	
1	VALUATION FEE (Technical Inspection and Certification Service	es)			997224	18 %	2,500.00	
				CGST			225.00	
				SGST			225.00	
							Faz.	
	nga edishawa sa saya i	÷ 5		Total			₹ 2,950.00	
Am	ount Chargeable (in words)	- 7.		Total			₹ 2,950.00 E. & O.E	
	ount Chargeable (in words) dian Rupee Two Thousand Nine Hundre	d Fifty O	Only	Total				
		d Fifty O		Total tral Tax	west in	ate Tax		
Inc	HSN/SAC	Taxable Value	Cen	tral Tax Amount	Sta	Amoun	E. & O.E Total t Tax Amount	
Inc	HSN/SAC	Taxable Value 2,500.0	Cen Rate 0 9%	tral Tax Amount 225,	State Rate 9%	Amount 225.	E. & O.E Total Tax Amount 00 450.00	
997	HSN/SAC Total	Taxable Value 2,500.0 2,500.0	Cen Rate 0 9% 0	tral Tax Amount	State Rate 9%	Amoun	E. & O.E Total Tax Amount 00 450.00	
997	HSN/SAC 7224 Total Amount (in words): Indian Rupee Four Hur	Taxable Value 2,500.0 2,500.0	Cen Rate 0 9%	tral Tax Amount 225,	State Rate 9%	Amount 225.	E. & O.E Total Tax Amount 00 450.00	
997 Tax Rei "Pr Ism of () Fla He Plo	HSN/SAC Total Amount (in words): Indian Rupee Four Hurmarks: Toposed Purchaser: Shri.lliyas Ahmad Mohamenail Khan & Sau.Farhana Iliyas Ahmad Khan, Owner: Shri.Nandkumar Bhagirath Jadhav.Rest No. A-28, Fourth Floor, Wing – A, ""Thoratights"", Survey No. 9/1/2/3/4, ot No. 1, Behind Indian Oil Petrol Pump, Sanjee	Taxable Value 2,500.0 2,500.0 adred Fif d Name idential	Cen Rate 0 9% 0 fty Only Company's Bank Name Vc No.	tral Tax Amount 225. 225.	State Rate 00 9% 00 sails ICICI Bank 345505001	Amount 225. 225. Ltd - Na 235	E. & O.E Total Tax Amount 00 450.00 450.00	
997 Tax Rer "Pr Ism of () Fla He Plo Na Dis Ma	HSN/SAC Total Amount (in words): Indian Rupee Four Hurmarks: Toposed Purchaser: Shri.Iliyas Ahmad Mohame hail Khan & Sau.Farhana Iliyas Ahmad Khan, Owner: Shri.Nandkumar Bhagirath Jadhav.Res it No. A-28, Fourth Floor, Wing – A, ""Thorat ights"", Survey No. 9/1/2/3/4, bt No. 1, Behind Indian Oil Petrol Pump, Sanjee gar, Mhada Road, Village – Chunchale, Taluka strict - Nashik, PIN Code – 422 007, State – tharashtra, Country – India.	Taxable Value 2,500.0 2,500.0 adred Fif d Name idential	Cen Rate 0 9% 0 fty Only Company's Bank Name Vc No.	tral Tax Amount 225. 225.	State Rate 00 9% 00 sails ICICI Bank 345505001	Amount 225. 225. Ltd - Na 235	E. & O.E Total t Tax Amount 00 450.00 00 450.00	
997 Tax Rer "Pr Ism of () Fla He Plo Na Dis Ma	HSN/SAC Total Amount (in words): Indian Rupee Four Hurmarks: Toposed Purchaser: Shri.Iliyas Ahmad Mohame hail Khan & Sau.Farhana Iliyas Ahmad Khan, Owner: Shri.Nandkumar Bhagirath Jadhav.Res at No. A-28, Fourth Floor, Wing – A, ""Thorat ights"", Survey No. 9/1/2/3/4, at No. 1, Behind Indian Oil Petrol Pump, Sanjee gar, Mhada Road, Village – Chunchale, Taluka strict - Nashik, PIN Code – 422 007, State –	Taxable Value 2,500.0 2,500.0 adred Fif d Name idential	Cen Rate 0 9% 0 fty Only Company's Bank Name Vc No.	tral Tax Amount 225. 225.	State Rate 00 9% 00 sails ICICI Bank 345505001	Amount 225. 225. Ltd - Na 235	E. & O.E Total t Tax Amount 00 450.00 00 450.00	
Tax Reir "Pr Ism of () Fla He Plo Na Dis Ma Co	HSN/SAC 7224 Total Amount (in words): Indian Rupee Four Hurmarks: oposed Purchaser:Shri.lliyas Ahmad Mohame hail Khan & Sau.Farhana Iliyas Ahmad Khan, Owner: Shri.Nandkumar Bhagirath Jadhav.Res at No. A-28, Fourth Floor, Wing – A, ""Thorat ights"", Survey No. 9/1/2/3/4, bt No. 1, Behind Indian Oil Petrol Pump, Sanjee gar, Mhada Road, Village – Chunchale, Taluka strict - Nashik, PIN Code – 422 007, State – tharashtra, Country – India. Impany's PAN Caration	Taxable Value 2,500.0 2,500.0 ndred Fif Name idential	Cen Rate 0 9% 0 fty Only Company's Bank Name Vc No.	tral Tax Amount 225.0 225.0 Bank Det	State Rate 00 9% 00 sails ICICI Bank 345505001 Nashik - Ad	Amount 225. 225. Ltd - Na 235 gaon Naka	E. & O.E Total t Tax Amount 00 450.00 00 450.00	
997 Tax Rei "Pr Ism of () Fla He Plo Na Dis Ma Co Dec NC CL	HSN/SAC 7224 Total Amount (in words): Indian Rupee Four Hurmarks: oposed Purchaser: Shri. Iliyas Ahmad Mohame hail Khan & Sau. Farhana Iliyas Ahmad Khan, Owner: Shri. Nandkumar Bhagirath Jadhav. Res at No. A-28, Fourth Floor, Wing – A, ""Thorat ights"", Survey No. 9/1/2/3/4, bt No. 1, Behind Indian Oil Petrol Pump, Sanjee gar, Mhada Road, Village – Chunchale, Taluka gar, Mhad	Taxable Value 2,500.0 2,500.0 ndred Fif d Name idential ev a. TO BE	Cen Rate 0 9% 0 fty Only Company's Bank Name Vc No.	tral Tax Amount 225.0 225.0 Bank Det	State Rate 00 9% 00 9% 00 State Rate 100 9% 00 State Rate 100 9% 00 State Rate Rate Rate Rate Rate Rate Rate	Amount 225. 225. Ltd - Na 235 gaon Naka	E. & O.E Total tax Amount 00 450.00 00 450.00 shik a & ICIC0003455	
997 Tax Ren "Pr Ism of () Fla He Plo Na Dis Ma Co Dec NC CL AP	HSN/SAC Total Amount (in words): Indian Rupee Four Hurmarks: Oposed Purchaser: Shri.lliyas Ahmad Mohame hail Khan & Sau.Farhana Iliyas Ahmad Khan, Owner: Shri.Nandkumar Bhagirath Jadhav.Res at No. A-28, Fourth Floor, Wing – A, ""Thorat ights"", Survey No. 9/1/2/3/4, at No. 1, Behind Indian Oil Petrol Pump, Sanjee gar, Mhada Road, Village – Chunchale, Taluka strict - Nashik, PIN Code – 422 007, State – sharashtra, Country – India. Impany's PAN : AADCV4303R Claration OTE – AS PER MSME RULES INVOICE NEED	Taxable Value 2,500.0 2,500.0 ndred Fif d Name idential ev a. TO BE	Cen Rate 0 9% 0 fty Only Company's Bank Name Vc No.	tral Tax Amount 225.0 225.0 Bank Det	State Rate 00 9% 00 9% 00 State Rate 100 9% 00 State Rate 100 9% 00 State Rate Rate Rate Rate Rate Rate Rate	Amount 225. 225. Ltd - Na 235 gaon Naka	E. & O.E Total tax Amount 00 450.00 00 450.00 shik a & ICIC0003455	

This is a Computer Generated Invoice