

Valuation Report Prepared For: UBI / RLP Nashik Branch/ Mr. Gokul Pralhadsing Girase & Other (004859/2303354) Page 2 of 23

Vastu/Nashik/11/2023/004859/2303354  
03/20-50 -RYBS  
Date: 03.11.2023

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 402, 4th Floor, "Ambika Harmony Apartment", Survey No. 774/ 775/ 2, Plot No. 46 to 48, Near Roongta Imperia, Karmayogi Nagar, Sadguru Nagar, Muktai Marg, Old Canal Link Road, Village – Nashik, Taluka & District – Nashik, PIN Code – 422 008, State – Maharashtra, Country – India belongs to Name of Owner: **Mr. Gokul Pralhadsing Girase & Mrs. Harita Gokulsing Girase.**

### Boundaries of the property.

Boundaries	As per Site	As per Plan
North	Road	By Flat No. 401 & Marginal Space
South	Building	By Marginal Space
East	Road	Lobby, Duct & Flat No. 403
West	Building	By 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 for this particular purpose at **₹ 43,45,600.00 (Rupees Forty-Three Lakh Forty-Five Thousand Six Hundred Only)**. As per Site Inspection **30%** Construction Work is Completed.

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, serial=  
Date: 2023.11.03 16:58:50 +05'30'

Auth. Sign.



**Sharadkumar B. Chalikwar**  
Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
UBI Emp No. ROS: ADV: Valuer/033:008:2021-22

**Nashik** : 4, 1<sup>st</sup> Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nangur 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 Aurangabad Pune Rajkot  
Thane Nanded Indore Raipur  
Delhi NCR Nashik Ahmedabad Jaipur

**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> 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. <b>PG-3243/23-24</b>	Dated <b>3-Nov-23</b>
Buyer (Bill to) <b>UNION BANK OF INDIA</b> RLP NASHIK BRANCH Nawandar Sankul Racca Colony, Near Soni Paithani, Sharanpur road Nashik-02 GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>004859/2303354</b>	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <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:**

Mr. Gokul Pralhadsing Girase & Mrs. Harita Gokulsing Girase-Residential Flat No. 402, 4th Floor, "Ambika Harmony Apartment", Survey No. 774/ 775/ 2, Plot No. 46 to 48, Near Roongta Imperia, Karmayogi Nagar, Sadguru Nagar, Muktai Marg, Old Canal Link Road, Village - Nashik, Taluka & District - Nashik, PIN Code - 422 008, 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

Authorized Signatory

This is a Computer Generated Invoice



**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001:2015 Certified Company

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