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





Valuation Report Prepared For: UBI / Gangapur Road Branch / Shri. Dhamendra Rajendra Sharma (004888/2303372) Page 2 of 23

Vastu/Nashik/11/2023/004888/2303372 04/11-68-RYBS Date:04.11.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House on Plot No. 69, Ground Floor, Survey No. 94/ 4/ 2, C.T.S No. 548/ 4/ 13, Behind The SSK World Club, Mondhe Nagar, Pathardi - Gaulane Road, Village -Pathardi, Taluka & District - Nashik, PIN Code - 422 010, State - Maharashtra, Country - India belongs to Shri. Dhamendra Rajendra Sharma & Sau. Meeradevi Dhamendra Sharma.

Boundaries of the property:

Boundaries	Plot No. 69
North	Plot No.34
South	6.00-Meter-Wide Road
East	Plot No.68
West	Plot No.70

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 ₹17,32,800.00(Rupees Seventeen Lakh Thirty-Two 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 Sharadkumar B. Chalil DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pytactd., ou=CMD, email=cmd@vastukala.org. Date: 2023.11.04 17:02:56 +05'30'

Director

Auth. Sign.

Sharadkumar B. Chalikwar Govt. Reg. Valuer Chartered Engineer (India)

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

Encl: Valuation report.

Received Idalrosh delmone



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 :

Mumbai 💡 ↑ Thane

P Delhi NCR P Nashik

🗣 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

Vas	stukala Consultants (I) Pvt Ltd		Invoice	No.	1	Dated	
B1-001,U/B FLOOR,			PG-3260/23-24			4-Nov-23	
BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST 400072		OAD,	Delivery Note		- 1	Mode/Terms of Payment	
	STIN/UIN: 27AADCV4303R1ZX		D-f	N- 0			REPORT
	ate Name : Maharashtra, Code : 27		Refere	nce No. &	Date.	Other Refe	rences
E-N	Mail : accounts@vastukala.org		Buyor's	s Order No		Dated	
_	yer (Bill to)		Buyers	s Order No	'· '	Dateu	
	ion Bank of India		Dispate	ch Doc No		Delivery No	te Date
Gangapur Branch			004888/2303372			Bollvory Note Bate	
	hree Ganesh Avanue, Gangapur road ashik 422013		Dispatched through			Destination	
	STIN/UIN : 27AAACU0564G1Z	:H					
Sta	ate Name : Maharashtra, Code	: 27	Terms	of Deliver	′		=
SI Vo.	Particular	S			HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification	Services			997224	18 %	1,000.00
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- 1				SGST			90.00
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		1 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		Total			1,180.00
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