



Valuation Report Prepared For: UBI / Gangapur Road, Nashik Branch / Shri.Prakash Keshav Jadhav (004917/2303394) Page 2 of 23

Vastu/Nashik/11/2023/004917/2303394
06/17-90-CCBS
Date 06.11.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.7, Fourth Floor, "Balaji Apartment", Survey No.197/1 to 10 (P)+198+199/1+200 (P) +201, Plot No.271, Opposite Krishna Heights Apartment, Gayatri Nagar, Pokar Colony, Vaiduwadi, Village – Mhasrul, Taluka & District - Nashik, PIN Code – 422 004, State – Maharashtra, Country – India belongs **Sau. Lata Arun Jawale, Shri.Pawan Arun Jawale** Name of Proposed Purchaser: **Shri.Prakash Keshav Jadhav & Sau.Tanaya Prakash Jadhav.**

Boundaries of the property:

| Boundaries | Building | Flat |
|------------|------------|-----------------------|
| North | Open Plot | Marginal Space |
| South | Open Space | Marginal Space |
| East | Road | Marginal Space |
| West | Open Space | Staircase & Flat No.8 |

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 **₹19,60,000.00 (Rupees Nineteen Lakh Sixty 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, c=IN
Date: 2023.11.06 16:50:46 +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
Jalpesh Yelmane
Kash



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 :

- Mumbai
- Thane
- Delhi NCR
- Aurangabad
- Nanded
- Nashik
- Pune
- Indore
- Ahmedabad
- Rajkot
- Raipur
- Jaipur

Regd. Office : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
Tel/Fax : +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. | Dated |
| | PG-3282/23-24 | 6-Nov-23 |
| | Delivery Note | Mode/Terms of Payment AGAINST REPORT |
| | Reference No. & Date. | Other References |
| Buyer (Bill to) Union Bank of India Gangapur Branch Shree Ganesh Avaneue, Gangapur road Nashik 422013 GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27 | Buyer's Order No. | Dated |
| | Dispatch Doc No. | Delivery Note Date |
| | 004917/2303394 | |
| | Dispatched through | Destination |
| | Terms of Delivery | |

| SI No. | Particulars | HSN/SAC | GST Rate | Amount |
|--------------|---|---------|----------|-----------------|
| 1 | VALUATION FEE (Technical Inspection and Certification Services) | 997224 | 18 % | 1,000.00 |
| | CGST | | | 90.00 |
| | SGST | | | 90.00 |
| Total | | | | 1,180.00 |

Amount Chargeable (in words) E. & O.E

Indian Rupee One Thousand One Hundred Eighty Only

| HSN/SAC | Taxable Value | Central Tax | | State Tax | | Total Tax Amount |
|--------------|---------------|-------------|--------------|-----------|--------------|------------------|
| | | Rate | Amount | Rate | Amount | |
| 997224 | 1,000.00 | 9% | 90.00 | 9% | 90.00 | 180.00 |
| Total | | | 90.00 | | 90.00 | 180.00 |

Tax Amount (in words) : **Indian Rupee One Hundred Eighty Only**

Remarks:
 004917/2303394 Proposed Purchaser: Shri.Prakash Keshav Jadhav & Sau.Tanaya Prakash Jadhav
 -Name of Owner: Sau.Lata Arun Jawale & Shri. Pawan Arun Jawale.Residential Flat No.7, Fourth Floor, "Balaji Apartment", Survey No.197/1 to 10 (P)+198+199 /1+200 (P) +201, Plot No.271, Opposite Krishna Heights Apartment, Gayatri Nagar, Pokar Colony, Vaiduwadi, Village – Mhasrul,Taluka & District - Nashik,PIN Code – 422 004, 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

Asmita Rathod

Digitally signed by Asmita Rathod
 DN: cn=Asmita Rathod, o=Vastukala Consultants (I) Pvt. Ltd., ou=Vastukala Consultants (I) Pvt. Ltd., email=accounts@vastukala.org, c=IN
 Date: 2023.11.06 16:39:57 +05'30'

Authorised Signatory

This is a Computer Generated Invoice