CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617

An ISO 9001:2015 Certified Company





Valuation Report Prepared For: UBI / Ambad Branch, Nashik/ Shri.Rajniti Shivdani Singh (004933/2303451) Page 2 of 23

Vastu/Nashik/11/2023/004933/2303451 09/10-147-CCBS Date:09.11.2023

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House No.2, Ground Floor, Survey No.60/A, Plot No.63, Near English Medium School , Ambedkar Nagar, Chunchale , Village - Chunchale , Taluka & District -Nashik, PIN Code - 422 007, State - Maharashtra, Country - India belongs to Shri.Tulsiram Chindhyaji Ghatode. Name of Proposed Purchaser is Shri.Rajniti Shivdani Singh.

Boundaries of the property:

Boundaries	House / Plot		
North	Row House		
South	Road		
East	Row House		
West	Row House No.1		

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 ₹ 27,79,500.00 (Rupees Twenty Seven Lakh Seventy Nine Thousand Five 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.

Sign.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT, LTD

Sharadkumar B. Chalikwar

ou=CMD, email=cmd@vastukala Date: 2023.11.09 13:07:52 +05'30'

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: Mumbai

Aurangabad Nanded

Pune

Auth.

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

## PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR, BOOMERANG CHANDIVALLEARM BOAD			Invoi	ice No.		Dated	
			PG-3311/23-24		4	9-Nov-23	
BOOMERANG, CHANDIVALI FARM ROAD, ANDHERI-EAST 400072			Delivery Note			Mode/Terms of Payment	
G	GSTIN/UIN: 27AADCV4303R1ZX		d Brancill,			AGAINST REPORT	
State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org		27	Reference No. & Date.		& Date.	Other References	
Buyer (Bill to)			Buyer's Order No.		lo.	Dated	
Ur	nion Bank of India						
An Ra	nbad Branch, Nashik amashray Apartment, Sector C, Pk	-4 N - 000		atch Doc N		Delivery N	ote Date
ING	ear Bhadrpad Sector, Ashwin Naga	ot No. 283, ar,		33/23034			
Near Sambhaji Stadium, Cidco Nashik-422009, State – Maharashtra, Country – India			Dispatched through		Destination		
GS	STIN/UIN : 27AAACU0564G1 ate Name : Maharashtra, Cod		Tem	s of Delive	ry	ndanya Lajimasi Maleyany	h — accili pas si 7 la tempia
SI No.	Particula	ars			HSN/SAC		Amount
1	VALUATION FEE					Rate	
	(Technical Inspection and Certification	n Services)			997224	18 %	1,000.0
				CGST			00.0
				SGST			90.0 90.0
							30.0
	100						
Amoi	unt Chargeable (in words)			Total			1.180.00
Amoi	unt Chargeable (in words)						
Amoi	an Rupee One Thousand One H			y			
ndi	an Rupee One Thousand One H HSN/SAC	Taxable	Cen	y itral Tax		te Tax	E. & O.E
ndi	an Rupee One Thousand One H HSN/SAC	Taxable Value 1,000.00		otral Tax Amount	Rate	Amount	E. & O.E  Total  Tax Amount
<b>ndi</b> 972	an Rupee One Thousand One H HSN/SAC 224 Total	Taxable Value 1,000.00 1,000.00	Cen Rate 9%	y htral Tax Amount 90.0	Rate 0 9%		Tax Amount 180.00
<b>ndi</b> 972	an Rupee One Thousand One H HSN/SAC	Taxable Value 1,000.00 1,000.00	Cen Rate 9% Eighty	Amount 90.0 90.0	Rate 0 9% 0	Amount 90.00	Total Tax Amount 180.00
9972 ax A	Amount (in words): Indian Rupee Or	Taxable Value 1,000.00 1,000.00	Rate 9% Eighty	Amount 90.0 90.0 Only	Rate 0 9% 0	90.00 <b>90.0</b> 0	Total Tax Amount 180.00
9972 ax A	Amount (in words): Indian Rupee One Housand One Housan	Taxable Value 1,000.00 1,000.00 ne Hundred	Rate 9% Eighty Compan Bank Na A/c No.	Amount 90.0 90.0 Only by's Bank D	Rate 0 9% 0 etails ICICI Ban 34550500	90.00 90.00 k Ltd - Nas	E. & O.B  Total  Tax Amoun  180.00  180.00
9972 ax A	Amount (in words): Indian Rupee On Indian Rupee Indian Rupee On Indian Rupee Indian Rupee Indian Rupee Indian Rupee Indian Rup	Taxable Value 1,000.00 1,000.00 ne Hundred	Rate 9% Eighty Compan Bank Na A/c No.	Amount 90.0 90.0 Only by's Bank D	Rate 0 9% 0 etails ICICI Ban 34550500	90.00 90.00 k Ltd - Nas	E. & O.I.  Total  Tax Amoun  180.00  180.00
9972 ax A	Amount (in words): Indian Rupee One  Amount (in	Taxable Value 1,000.00 1,000.00 ne Hundred Shri.Rajniti	Rate 9% Eighty Compan Bank Na A/c No.	Amount 90.0 90.0 Only by's Bank D	Rate 0 9% 0 etails ICICI Ban 34550500	90.00 90.00 k Ltd - Nas	E. & O.I  Total  Tax Amoun  180.00  180.00
ndi 9972 ax A cema 0493 hivo	Amount (in words): Indian Rupee Ordanis: 33/2303451 Proposed Purchaser: Stani Singh - Name of Owner: Shri.Tuls Shyaji Ghatode-Residential Row House and Floor, Survey No 60/A Plot No 63/A	Taxable Value 1,000.00 1,000.00 ne Hundred Shri.Rajniti siram se No.2,	Rate 9% Eighty Compan Bank Na A/c No.	Amount 90.0 90.0 Only by's Bank D	Rate 0 9% 0 etails ICICI Ban 34550500	90.00 90.00 k Ltd - Nas	E. & O.I  Total  Tax Amoun  180.00  180.00
9972 ax A	Amount (in words): Indian Rupee Ordanics:  33/2303451 Proposed Purchaser: Stani Singh - Name of Owner: Shri.Tulsthyaji Ghatode-Residential Row House of Floor, Survey No.60/A, Plot No.63, shMedium School Ambedian Nogari	Taxable Value 1,000.00 1,000.00 ne Hundred Shri.Rajniti siram se No.2, Near	Rate 9% Eighty Compan Bank Na A/c No.	Amount 90.0 90.0 Only by's Bank D	Rate 0 9% 0 etails ICICI Ban 34550500	90.00 90.00 k Ltd - Nas	E. & O.I.  Total  Tax Amoun  180.00  180.00
9972 ax A ema 0493 hivd hind rour nglis illago ode	Amount (in words): Indian Rupee Ordanics:  33/2303451 Proposed Purchaser: Stani Singh - Name of Owner: Shri.Tulsthyaji Ghatode-Residential Row House of Floor, Survey No.60/A, Plot No.63, shMedium School, Ambedkar Nagar, e – Chunchale, Taluka & District - Na – 422 007, State – Maharashtra Court	Taxable Value 1,000.00 1,000.00 ne Hundred Shri.Rajniti siram se No.2, Near Chunchale,	Rate 9% Eighty Compan Bank Na A/c No.	Amount 90.0 90.0 Only by's Bank D	Rate 0 9% 0 etails ICICI Ban 34550500	90.00 90.00 k Ltd - Nas	Total Tax Amoun 180.00
9972 ax A eema 0493 hivd hind rour nglis illago ode dia.	Amount (in words): Indian Rupee Ordania Singh - Name of Owner: Shri.Tuls thyaji Ghatode-Residential Row House of Floor, Survey No.60/A, Plot No.63, shMedium School, Ambedkar Nagar, e - Chunchale , Taluka &District - Na - 422 007, State - Maharashtra, Course of Cours	Taxable Value 1,000.00 1,000.00 ne Hundred Shri.Rajniti siram se No.2, Near Chunchale,	Rate 9% Eighty Compan Bank Na A/c No.	Amount 90.0 90.0 Only by's Bank D	Rate 0 9% 0 etails ICICI Ban 34550500	90.00 90.00 k Ltd - Nas	E. & O.E.  Total  Tax Amoun  180.00  180.00
ax A A A A A A A A A A A A A A A A A A A	Amount (in words): Indian Rupee One Thousand One H HSN/SAC  224  Total Amount (in words): Indian Rupee One arks: 33/2303451 Proposed Purchaser: Silani Singh - Name of Owner: Shri.Tuls dhyaji Ghatode-Residential Row Hous and Floor, Survey No.60/A, Plot No.63, shMedium School, Ambedkar Nagar, e - Chunchale , Taluka &District - Na - 422 007, State - Maharashtra, Cou any's PAN ation	Taxable Value 1,000.00 1,000.00 ne Hundred Shri.Rajniti siram se No.2, Near Chunchale , ashik, PIN intry –	Cen Rate 9% Eighty Compan Bank Na A/c No. Branch &	Amount 90.0 90.0 Only by's Bank Dame	etails ICICI Ban 34550500 Nashik - Ac	Amount 90.00 90.00 k Ltd - Nas 1235 igaon Naka	E. & O.B  Total  Tax Amoun  180.00  180.00
ax A Rema 049: Chive chine frour nglis illag ode dia. comp	Amount (in words): Indian Rupee One Thousand One H HSN/SAC  224  Total Amount (in words): Indian Rupee One arks: 33/2303451 Proposed Purchaser: Stani Singh - Name of Owner: Shri.Tuls dhyaji Ghatode-Residential Row House and Floor, Survey No.60/A, Plot No.63, shMedium School, Ambedkar Nagar, e - Chunchale , Taluka &District - Na - 422 007, State - Maharashtra, Cou any's PAN ation AS PER MSME RULES INVOICE A	Taxable Value 1,000.00 1,000.00  ne Hundred  Shri.Rajniti siram se No.2, Near Chunchale, ashik, PIN intry –	Rate 9% Eighty Compan Bank Na A/c No.	Amount 90.0 90.0 Only y's Bank Dome IFS Code:	etails ICICI Ban 34550500 Nashik - Ad	Amount 90.00 90.00 k Ltd - Nas 1235 Igaon Naka	E. & O.I.  Total Tax Amoun 180.00 180.00 shik & ICIC0003455
Fax A Remail (1997) Fax A	Amount (in words): Indian Rupee One Thousand One H HSN/SAC  224  Total Amount (in words): Indian Rupee One arks: 33/2303451 Proposed Purchaser: Silani Singh - Name of Owner: Shri.Tuls dhyaji Ghatode-Residential Row Hous and Floor, Survey No.60/A, Plot No.63, shMedium School, Ambedkar Nagar, e - Chunchale , Taluka &District - Na - 422 007, State - Maharashtra, Cou any's PAN ation	Taxable Value 1,000.00 1,000.00  ne Hundred  Shri.Rajniti siram se No.2, Near Chunchale , ashik, PIN intry –	Cen Rate 9% Eighty Compan Bank Na A/c No. Branch &	Amount 90.0 90.0 Only y's Bank Dome IFS Code:	etails ICICI Ban 34550500 Nashik - Ad	Amount 90.00 90.00 k Ltd - Nas 1235 Igaon Naka	E. & O.I  Total  Tax Amoun  180.00  180.00

This is a Computer Generated Invoice