

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential North Side Land and Row House No. B-1, Ground Floor + First Floor, Survey No.40/1/A, Plot No.23, Opposite Krishna Fitness Centre Vijay Nagar, Village – Bhagur, Taluka & District - Nashik, PIN Code – 422 401, State – Maharashtra, Country – India belongs to **Shri.Kundan Jagdishprasad Tiwari**

Boundaries of the property

	Plot	Row House
North	Colony Road	6.10 Meter Colony Road
South	Plot No.24	Plot No.24
East	Open Space	Open Space
West	Colony Road	Row House No. B-2

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 Fair Market Value purpose at ₹ 38,15,590.00 (Rupees **Thirty-Eight Lakh Fifteen Thousand Five Hundred Ninety 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

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.

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: 2023.11.27 16:35:26 +05'30'

Auth. Sign.

*[Handwritten Signature]*



*Received*

Nashik : 4, 1<sup>st</sup> Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)  
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Our Pan India Presence at :

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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 Buyer (Bill to) <b>UNION BANK OF INDIA-DHAMANGAON</b> SMBT Collage of Pharmacy Campus, Nandi Hill, Near Ghoti Sinnar Highway, At & Post Dhamangaon, Tal-Igatpuri, Dist-Nashik, 422403 GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Invoice No. <b>PG-3523/23-24</b>	Dated <b>27-Nov-23</b>
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>005235/2303682</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>

E. & O.E

Amount Chargeable (in words)

**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:

005235/2303682 "Shri.Kundan Jagdishprasad Tiwari - Residential North Side Land and Row House No. B-1, Ground Floor + First Floor,Survey No.40/1/A, Plot No.23, Opposite Krishna Fitness Centre Vijay Nagar,Village - Bhagur, Taluka & District - Nashik, PIN Code - 422 401, 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

Pooja Dagare

Authorised Signatory

This is a Computer Generated Invoice

C.