



Vastu/Nashik/12/2023/5404/2303882
08/9-111 -CCRJ
Date: 08.12.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Land and Building on **Plot No.12**, Gat No.312, Near Amrutiyogi Hospital and Indian Oil Petrol Pump, Ghoti Sinnar Highway, Mouje - Pimpalgaon Dukra, Taluka- Igatpuri, District - Nashik, PIN - 422 502, State - Maharashtra, Country – India belongs to **Shri.Kacharu Jivram Vaghchaure & Shri.Dattu Murlidhar Sahane**

Boundaries of the property.

North	:	Plot No.13
South	:	Plot No.11
East	:	Gat No.309
West	:	Ghoti Sinnar Highway

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 ₹ 74,02,000.00 (Rupees **Seventy-Four Lakh Two Thousand Only**). As per Site Inspection **75%** 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
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 Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=cmd@vastukala.org, c=IN
Date: 2023.12.08 14:03:16 +05'30'

Auth. Sign.



Swati Prade
Swati Prade





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 :

- | | | | |
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| Mumbai | Aurangabad | Pune | Rajkot |
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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

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. PG-3708/23-24	Dated 8-Dec-23		
		Delivery Note	Mode/Terms of Payment AGAINST REPORT		
		Reference No. & Date.	Other References		
		Buyer's Order No.	Dated		
Buyer (Bill to) UNION BANK OF INDIA-DHAMANGAON 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		Dispatch Doc No. 005404/2303882	Delivery Note Date		
		Dispatched through	Destination		
		Terms of Delivery			
SI No.	Particulars	HSN/SAC	GST Rate	Amount	
1	VALUATION FEE (Technical Inspection and Certification Services)	997224	18 %	5,000.00	
	CGST			450.00	
	SGST			450.00	
	Total			5,900.00	
Amount Chargeable (in words)				E. & O.E	
Indian Rupee Five Thousand Nine Hundred Only					
HSN/SAC		Taxable Value	Central Tax Rate Amount	State Tax Rate Amount	Total Tax Amount
997224		5,000.00	9% 450.00	9% 450.00	900.00
Total		5,000.00	450.00	450.00	900.00
Tax Amount (in words) : Indian Rupee Nine Hundred Only					
Remarks: 005404/2303882 Shri.Kacharu Jivram Vaghchaure & Shri.Dattu Murlidhar Sahane - Land and Building on Plot No.12, Gat No.312, Near Amrutyogi Hospital and Indian Oil Petrol Pump, Ghoti Sinnar Highway, Mouje - Pimpalgaon Dukra, Taluka- Igatpuri, District - Nashik, PIN - 422 502, State - Maharashtra, Country - India Company's PAN : AADCV4303R		Company's Bank Details Bank Name : ICICI Bank Ltd - Nashik A/c No. : 345505001235 Branch & IFS Code: Nashik - Adgaon Naka & ICIC0003455			
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		 UPI Virtual ID : vastukalaconsul@icici			
Customer's Seal and Signature		for Vastukala Consultants (I) Pvt Ltd  Authorised Signatory			

This is a Computer Generated Invoice