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

An ISO 9001:2015 Certified Company





Valuation Report Prepared For: UBI / Dhamangaon Branch / Shri.Kacharu Jivram Vaghchaure (5404/2303882)

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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 Amrutyogi Hospital and Indian Oil Petrol Pump, Ghoti Sinnar Highway, Mouje - Pimpalgoan 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

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'

Director

Sign. Auth.

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 💡 Thane

🗣 Aurangabad 💡 Pune Nanded

Indore

Rajkot Raipur 🖓 Regd. Office: B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA

had produce

TeleFax: +91 22 28371325/24

www.vastukala.org

P Delhi NCR P Nashik

Ahmedabad 9 Jaipur

PROFORMA INVOICE

/astukala Consultants (I) Pvt Ltd	Invoid	Invoice No.		Dated		
11-001,U/B FLOOR,	PG-3	PG-3708/23-24		8-Dec-23		
DOMERANG, CHANDIVALI FARM ROAD, NDHERI-EAST 400072		elivery Note		Mode/Terms of Payment		
				AGAINST REPORT		
GSTIN/UIN: 27AADCV4303R1ZX			Date.	Other References		
State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org		1000				
Buyer (Bill to)	Buye	r's Order No		Dated		
JNION BANK OF INDIA-DHAMANGAON	Dien	atch Doc No		Delivery N	lote D	Date
SMBT Collage of Pharmacy Campus,		104/230388		Delivery IV	,	
Nandi Hill, Near Ghoti Sinnar Highway, Nt & Post Dhamangaon,	Dispatched throu			Destination		
Tal-Igatpuri, Dist-Nashik,						
122403	Term	s of Deliver	/			
GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1					
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SI Particulars			HSN/SAG	GST	-	Amount
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		SGST				450.00
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Authorised Signatory