



Valuation Report Prepared For: UBI / Gangapur Road Branch/ Miss. Preeti Samshersingh Chaudhary (005557/ 2303916) Page 2 of 23

Vastu/Nashik/12/2023/005557/2303916  
12/9-145-RYBS  
Date 12.12.2023

## VALUATION OPINION REPORT

This is to certify that the property Residential Flat No. A - 702, Seventh Floor, A - Wing, " **Hariom Landmark Apartment** ", Survey No. 326/ 1/ 1/ 1P, Plot No. 5+6+7, Near GD Sawant College, Narhari Nagar, Prashant Nagar, Pathardi Deolali Link Road, Village – Pathardi, Taluka & District -Nashik, PIN Code – 422010, State – Maharashtra, Country – India. belongs to Name of Proposed Purchaser: **Miss. Preeti Samshersingh Chaudhary**. Name of Owner: **M/s. Hariom Group**.

Boundaries of the property:

Boundaries	Building (As per Site)	Flat (as per Plan)
North	Road	Marginal Space
South	Road	Marginal Space
East	Road	Staircase, Lift, Lobby and Flat No. A-701
West	Row Houses	Marginal Space

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 **₹ 67,68,000.00 (Rupees Sixty-Seven Lakh Sixty-Eight 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: 2023.12.12 13:17:16 +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.

*Sharadkumar Chalikwar*  
9623213536



**Nashik** : 4, 1<sup>st</sup> 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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**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	Invoice No.	Dated
	PG-3742/23-24	12-Dec-23
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to)  <b>Union Bank of India</b> Gangapur Branch Shree Ganesh Avanie, Gangapur road Nashik 422013 GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> (Technical Inspection and Certification Services)	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>

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

**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:**

005557/2303916 "Proposed Purchaser: Miss. Preeti Samshersingh Chaudhary.-Name of Owner: M/s. Hariom Group.Residential Flat No. A - 702, Seventh Floor, A - Wing, "" Hariom Landmark Apartment "" , Survey No. 326 / 1/ 1/ 1P, Plot No. 5+6+7, Near GD Sawant College, Narhari Nagar, Prashant Nagar, Pathardi Deolali Link Road, Village – Pathardi, Taluka & District -Nashik, PIN Code – 422010, State – Maharashtra, Country – India. "

**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

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

**for Vastukala Consultants (I) Pvt Ltd**

**Pooja Dagare**

Digitally signed by Pooja Dagare  
 DN: cn=Pooja Dagare, o=Vastukala Consultants (I) Pvt. Ltd., ou=Vastukala Mumbai, email=accounts@vastukala.org, c=IN  
 Date: 2023.12.17 13:14:54 +05'30'  
**Authorised Signatory**

This is a Computer Generated Invoice