



Vastu/Nashik/03/2023/005690/2304016
16/20-245-RPBS
Date: 16.12.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Row House No. 3 On Gut No.490/2/13/Plot/13, Ground Floor + 2nd Floor, Near Jatra Bakers Cake Shop, Sri Ram Nagar, Konark Nagar, Mumbai - Agra National Highway, Village – Adgaon. Taluka & District - Nashik, PIN Code – 422 006, State – Maharashtra, Country – India belongs to **Shri. Parag Pralhad Khairnar**. Name of Proposed Purchaser: **Shri. Yogesh Shivaji Shelar & Sau. Vaishali Yogesh Shelar**.

Boundaries of the property.

North : Bungalow
South : Row House No. 2
East : Road
West : Bungalow

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 **₹ 48,09,300.00 (Rupees Forty Eight Lakh Nine Thousand Three 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.

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: 2023.12.18 10:26:23 +0530



Director

Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
Encl: Valuation report.

Auth. Sign.

Nashik : 4, 1st 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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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-3830/23-24	Dated 16-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 Nashik Highway Branch Shop no 2,3,4 sagar Plaza Amrut Dham Panchavati nashik GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27		Dispatch Doc No. 005690/2304016	Delivery Note Date			
		Dispatched through	Destination			
		Terms of Delivery				
SI No.	Particulars	HSN/SAC	GST Rate	Amount		
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	3,000.00		
	CGST			270.00		
	SGST			270.00		
	Total			3,540.00		
Amount Chargeable (in words)				E. & O.E		
Indian Rupee Three Thousand Five Hundred Forty Only						
HSN/SAC	Taxable Value	Central Tax Rate	Central Tax Amount	State Tax Rate	State Tax Amount	Total Tax Amount
997224	3,000.00	9%	270.00	9%	270.00	540.00
Total	3,000.00		270.00		270.00	540.00
Tax Amount (in words) : Indian Rupee Five Hundred Forty Only						
Remarks: 005690/2304016 Proposed Purchaser: Shri. Yogesh Shivaji Shelar & Sau. Vaishali Yogesh Shelar - Name of Owner: Shri. Parag Pralhad Khairnar -Residential Land and Row House No. 3 On Gut No.490/2/13/Plot /13, Ground Floor + 2nd Floor, Near Jatra Bakers Cake Shop, Sri Ram Nagar, Konark Nagar, Mumbai - Agra National Highway, Village - Adgaon, Taluka & District - Nashik, PIN Code - 422 006, 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				

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