



Valuation Report Prepared For: UBI / Nashik Highway Branch / Shri.Sanjay Fattu Chavan (005771/2304076)Page2 of 23

Vastu/Nashik/12/2023/005771/2304076
20/11-305-CCBS
Date:20.12.2023

VALUATION OPINION REPORT

This is to certify that the property Residential Bungalow on **Plot No.32**, Ground + First Floor, Survey No.326+341/1, Near Mira Park, Vrundvan Nagar, Jatra-Nandur Link Road Village – Adgaon, Taluka& District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India belongs to **Shri.Sanjay Fattu Chavan & Sau.Muktabai Sanjay Chavan**

Boundaries of the property:

Boundaries	Plot
North	Plot No.29
South	3.00 Meter Road
East	Plot No.33
West	Plot No.31

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 **₹ 20,37,700.00 (Rupees Twenty Lakh Thirty-Seven Thousand Seven 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.

MANOJ BABURAO
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 MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admins,
2.5.4.20=9822b6c4fad35d-r03a0cf39e26865913490cf3d3d413331
15279b17a18b5652, postalCode=400069, st=Maharashtra,
serialNumber=41a56a566ab8cc89d6b2455a8fce3f6b37f1b6d37
4e28f2e29a32706258fc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.12.20 15:34:27 +05'30'

Auth. Sign.



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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 :

- Mumbai
- Aurangabad
- Pune
- Rajkot
- Thane
- Nanded
- Indore
- Raipur
- Delhi NCR
- Nashik
- Ahmedabad
- Jaipur

- 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-3882/23-24	Dated 20-Dec-23
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
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	Buyer's Order No. Dispatch Doc No. 005771/2304076	Dated Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	1,000.00
	CGST			90.00
	SGST			90.00
	Total			₹ 1,180.00

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

Indian Rupee One Thousand One Hundred Eighty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	1,000.00	9%	90.00	9%	90.00	180.00
Total	1,000.00		90.00		90.00	180.00

Tax Amount (in words) : **Indian Rupee One Hundred Eighty Only**

Remarks:
 005771/2304076Shri.Sanjay Fattu Chavan & Sau.
 Muktabai Sanjay Chavan - Residential Bungalow on Plot
 No.32, Ground + First Floor , Survey No.326+341/1,
 Near Mira Park ,Vrundvan Nagar, Jatra-Nandur Link
 Road Village – Adgaon, Taluka& District - Nashik, PIN
 Code – 422 003, 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

Digitally signed by Pooja Dagare
 DN: cn=Pooja Dagare, o=Vastukala Consultants (I) Pvt Ltd,
 email=pooja.dagare@vastukala.com, c=IN
 Authorised Signatory

This is a Computer Generated Invoice