



Vastukala

Consultants (I) Pvt. Ltd.

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CIN: U74120MH2010PTC207869
MSME Reg. No.: UDYAM-MH-18-0083617
An ISO 9001:2015 Certified Company

Valuation Report Prepared For: Union Bank of India / Pawan Nagar Branch/ Shri. Sandip Kondaji Khairnar (005776/ 2304085)

Vastu/Nashik/12/2023/005776/ 2304085
20/20-314-RYBS
Date: 20.12.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 09, Third Floor, B - Wing " Bishnoi Residency ", Survey No. 314/ 2A, Plot No. 38+39+40, Near Shri Saisiddhi Hospital, Damodar Nagar, Vikrikar Bhavan Road, Pathardi Phata, Village - Pathardi, TaluKa & District - Nashik, PIN Code – 422010, State – Maharashtra, Country – India. belongs to **Name of Proposed Purchaser: Shri. Sandip Kondaji Khairnar Name of Owner: Shri. Rohidas Pandharinath Deware & Sau, Bharati Rohidas Deware.**

Boundaries of the property:

	Building	Flat
North	Garden	Marginal Space
South	Road	Flat No. 10
East	C-Wing	Marginal Open Space
West	A-Wing	Staircase & Passage

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 **₹ 28,50,120.00 (Rupees Twenty-Eight Lakh Fifty Thousand One Hundred Twenty 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
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2023.12.20 17:48:31 +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.

Kunal
21/12/2023

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www.vastukala.org

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
- Thane
- Delhi NCR
- Aurangabad
- Nanded
- Nashik
- Pune
- Indore
- Ahmedabad
- Rajkot
- Raipur
- 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.	Dated
	PG-3889/23-24	20-Dec-23
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	AGAINST REPORT
Buyer (Bill to) UNION BANK OF INDIA-PAWAN NAGAR Plot No.10/15-C, Satyapooja Building Ambad, MIDC Road, Kamatwada, Pawan Nagar, Nashik GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	005776/2304085	Destination
	Dispatched through	
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)	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		State Tax		Total Tax Amount
		Rate	Amount	Rate	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:

005776/2304085 Proposed Purchaser: Shri. Sandip Kondaji Khairnar. - Name of Owner: Shri. Rohidas Pandharinath Deware & Sau. Bharati Rohidas Deware. Residential Flat No. 09, Third Floor, B - Wing " Bishnoi Residency ", Survey No. 314/ 2A, Plot No. 38 +39+40, Near Shri Saisiddhi Hospital, Damodar Nagar, Vikrikar Bhavan Road, Pathardi Phata, Village - Pathardi, TaluKa & District - Nashik, PIN Code - 422010, 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

Customer's Seal and Signature

for Vastukala Consultants (I) Pvt Ltd

Authorized Signatory

This is a Computer Generated Invoice