

Valuation Report Prepared For: UBI / Gangapur Road Branch / Abdulkarim Mohammad Hanif Khan (5778/2304090) Page 2 of 23

Vastu/Nashik/12/2023/5778/2304090
20/25-319-CCRJ
Date: 20.12.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row Bungalow on Plot No.19/20/A, Ground + First Floor, Survey No.20/B, Near Noon Majid, Ramkrishna Nagar, Sanjeev Nagar, Village - Chunchale, Taluka & District - Nashik, PIN Code - 422 007, State - Maharashtra, Country - India belongs to **Mohammad Najir Ibrahim Khan & Shamshuddim Mohammad Najir Khan & Sallauddin Mohammad Najir Khan** Name of Proposed Purchaser is **Abdulkarim Mohammad Hanif Khan & Firojabanu Abdulkarim Khan**

Boundaries of the property:

Boundaries	Plot / Bungalow
North	Row Bungalow on Plot No.19/21
South	Row Bungalow on Plot No.19/20/B
East	Plot No.23
West	Colony Road

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 **₹ 42,32,000.00 (Rupees Forty Two Lakh Thirty Two 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

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

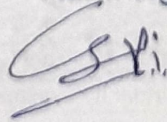
Chartered Engineer (India)


Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report.

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: 2023.12.21 10:05:54 +05'30'

Auth. Sign.




21/12/23
9623213536

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
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- 📍 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.	Dated
	PG-3894/23-24	20-Dec-23
	Delivery Note	Mode/Terms of Payment
		AGAINST REPORT
	Reference No. & Date.	Other References
Buyer (Bill to)	Buyer's Order No.	Dated
Union Bank of India Gangapur Branch Shree Ganesh Avenus, Gangapur road Nashik 422013 GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Dispatch Doc No.	Delivery Note Date
	005778/2304090	
	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 %	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**

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

Remarks:
 005778/2304090 Name of Proposed Purchaser:
 Abdulkarim Mohammad Hanif Khan & Firojebanu
 Abdulkarim Khan, Name of Owner: Mohammad Najir
 Ibrahim Khan & Shemshuddim Mohammad Najir Khan
 & Sallauddin Mohammad Najir Khan - Residential Row
 Bungalow on Plot No.19/20/A, Ground + First Floor,
 Survey No.20/B, Near Noori Majid, Ramkrishna Nagar,
 Sanjeev Nagar, Village - Chunchale, Taluka & District
 - Nashik, PIN Code - 422 007, 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

Customer's Seal and Signature

for Vastukala Consultants (I) Pvt Ltd

 Authorised Signatory