



Valuation Report Prepared For: UBI / Gangapur Road, Nashik Branch / Supriya Jagannath Gaikwad (5898/2304200) Page 2 of 23

Vastu/Nashik/12/2023/5898/2304200  
26/20-429-CCRJ  
Date 26.12.2023

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.102, First Floor, " **Shree Murlidhar Heights Apartment** ", Gat No.299, Plot No.35, Opposite Yashu Coaching Center, Lakshmi Colony, Konark Nagar, Village – Adgaon, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India belongs **Supriya Jagannath Gaikwad**

Boundaries of the property:

Boundaries	Building	Flat
North	Colony Road & Plot No.36	Building Side Margin
South	Plot No.23,24	Flat No.103
East	Plot No.34	Building Side Margin
West	Gat No.300	Passage & Staircase

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 ₹ **15,16,200.00 (Rupees Fifteen Lakh Sixteen Thousand Two Hundred Only – After Completion)** As per Site Inspection **86%** Construction Work is Completed

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,  
Date: 2023.12.26 17:48:54 +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.

Received  
Kadpesh Jolmane  
27/12/2023

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
	<b>PG-3998/23-24</b>	<b>26-Dec-23</b>
	Delivery Note	Mode/Terms of Payment
		<b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
Buyer (Bill to) <b>Union Bank of India</b> Gangapur Branch Shree Ganesh Avane, Gangapur road Nashik 422013 GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	<b>005898/2304200</b>	
	Dispatched through	Destination
	Terms of Delivery	

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

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
<b>Total</b>	<b>1,000.00</b>		<b>90.00</b>		<b>90.00</b>	<b>180.00</b>

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

**Remarks:**  
 005898/2304200 Supriya Jagannath Gaikwad - Residential Flat No.102, First Floor, " Shree Murlidhar Heights Apartment ", Gat No.299, Plot No.35, Opposite Yashu Coaching Center, Lakshmi Colony, Konark Nagar, 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

Customer's Seal and Signature	for <b>Vastukala Consultants (I) Pvt Ltd</b>  Authorised Signatory
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