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





Valuation Report Prepared For: BOI/ Nashik Main Branch / Shri. Satishkumar Bajarang Jadhav (006032/ 2304301) Page 2 of 23

Vastu/Nashik/01/2024/006032/2304301 01/3-3-RPBS

Date: 01.01.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.13, 4th Floor "Madhusha Glory", Survey No. 363 / 2 / 25 / 26, Plot No. 25 / 26, Behind Shivkrupa Sweets (Vrindavan Nagar), Beside Konark Nagar, Village- Adgaon, Taluka & District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India belongs to Name of Owner: M/s. Siddhsai Buildcon. Name of Proposed Purchaser: Shri. Satishkumar Bajarang Jadhav & Sau. Mangla Satish Jadhav.

Boundaries of the property.

North Open Plot South Building

Open Plot East

West 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 ₹ 17,34,600.00 (Rupees Seventeen Lakh Thirty Four Thousand Six 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 Digitally signed by Sharadkumar B. Chalikwar B. Chalikwar

DN: cn=Sharadkumar B. Chalikwa

o=Vastukala Consultants (I) Pvt. Ltd. ou=CMD, email=cmd@vastukala.org Date: 2024.01.01 17:43:38 +05'30'

Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer Chartered Engineer (India) Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report.







Nashik: 4, 1st Floor, Madhusha 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 :

Nashik

P Delhi NCR

Mumbai 💡 Aurangabad 💡 Pune Nanded Thane

Indore Ahmedabad 9 Jaipur

Rajkot 0 Raipur Regd. Office: B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA

TeleFax: +91 22 28371325/24

Tax Invoice

VASTUKALA CONSULTANTS (I) PVT LTD		Invoice No).		ated		
B1-001,U/B FLOOR,BOOMERANG,		NAS/2324/JAN/0 Delivery Note		1 1			
CHANDIVALI FARM ROAD, ANDHERI-EAST	400072			N	lode/Term	s of	Payment
GSTIN/UIN: 27AADCV4303R1ZX							
State Name: Maharashtra, Code: 27 CIN: U74120MH2010PTC207869 E-Mail: accounts@vastukala.org		Reference No. & Date.		te. C	Other References		
Buyer (Bill to)		Buyer's Or	rder No.		ated		
Bank of India- Nashik Main Branch							
203-A, Mundada Market,		Dispatch Doc No. 006032/2304301 Dispatched through			Delivery Note Date		
MG Road,						stination	
Nashik-422 001, State - Maharashtra, Country	y - India			[estination		
GSTIN/UIN : 27AAACB0472C1Z9							
State Name : Maharashtra, Code : 27		Terms of [Terms of Delivery				
SI Particulars				HSN/SA	C GST		Amount
No.					Rate		
1 VALUATION FEE				997224	18 %		2,118.64
			CGST				190.68
			SGST				190.68
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			3031				Pacagooding 2, (11)
			3031				PASSECULA II 1971
			3031				
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			3031				Ta 2 1918
			Total			₹	2,500.00
Amount Chargeable (in words)			. 1			₹	2,500.00 <i>E.</i> & O.E
	ed Only		. 1			₹	
Indian Rupee Two Thousand Five Hundre		Cer	. 1		State Tax	₹	
	ed Only Taxable Value	Cer Rate	Total				E. & O.E Total Tax Amount
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