



Valuation Report Prepared For: UBI / Gangapur Road Branch / Sau. Vaishali Badrinarayan Uchal & Others (006966/ 2304965) Page 2 of 22

Vastu/Nashik/02/2024/006966/2304965
147-187-RYBS
Date:14.02.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House on Plot No. 31+32+33/1 to 5, Ground + First Floor, " Trimurti Row - Houses ", Survey No. 404/ 1A, Behind Meghraj Bakery, Indraprastha Nagar, Peth Road, Village – Makhmalabad, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India belongs to Name of Proposed Purchaser: **Sau. Vaishali Badrinarayan Uchal & Shri. Badrinarayan Rangnath Uchal**. Name of Owner: **Shri. Asif Salim Pinjari & Sau. Sarika Kailas Daware, Sau. Vanita Sunil Bhalerao**.
Boundaries of the property:

Boundaries	Plot
North	Plot No. 31+32+33/4
South	Open Plot
East	Open Plot
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 **₹ 38,50,000.00(Rupees Thirty-Eight Lakh Fifty 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,
Date: 2024.02.14 15:56:29 +05'30'

Auth. Sign.



8149625463

Receiver

Kalpesh Yelmane

Nashik

15/02/2024



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 :

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- 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-4681/23-24	14-Feb-24
	Delivery Note	Mode/Terms of Payment
		AGAINST REPORT
	Reference No. & Date.	Other References
Buyer (Bill to) Union Bank of India Gangapur Branch Shree Ganesh Awanue, Gangapur road Nashik 422013 GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	006966/2304965	
	Dispatched through	Destination
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:
 006966/2304965 Proposed Purchaser: Sau. Vaishali Badrinarayan Uchal & Shri. Badrinarayan Rangnath Uchal. Name of Owner: Shri. Asif Salim Pinjari & Sau. Sarika Kailas Daware, Sau. Vanita Sunil Bhalerao.
 -Residential Row House on Plot No. 31+32+33/1 to 5, Ground + First Floor, " Trimurti Row - Houses ", Survey No. 404/ 1A, Behind Meghraj Bakery, Indraprastha Nagar, Peth Road, Village - Makhmalabad, 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 **Vastukala Consultants (I) Pvt Ltd**
ASMITA JAYSING RATHOD
Digitally signed on 14-02-2024 15:32:04
Authorised Signatory