



Valuation Report Prepared For: UBI / Gangapur Road Branch / Shri.Ajaykumar Chamru Kanojiya (007556/ 2305398) Page 2 of 22

Vastu/Nashik/03/2024/007556/2305398

08/6-146-CCBS

Date: 08.03.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Row House on Plot No.37, Ground Floor, Survey No.52/3, Near Shree Marble House, Dhruv Nagar, Satpur Colony, Village – Gangapur, Taluka & District – Nashik, PIN Code – 422 007, State – Maharashtra, Country – India belongs to **Kumari.Jyoti Bhaskar Wagh (After Marriage) Sau.Devashree Vikram Kadbhane (Before Marriage)**. Name of Proposed Purchaser: **Shri.Ajaykumar Chamru Kanojiya & Sau.Reena Ajaykumar Kanojiya** (R)

Boundaries of the property.

North : Plot No.36
South : Plot No.38
East : Survey No.52/4 of Plot No.53 to 54
West : 6.00 Meter 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 Fair Market Value purpose at ₹ **20,16,245.00 (Rupees Twenty Lakh Sixteen Thousand Two Hundred Forty-Five 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
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 Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=cmd@vastukala.org, c=IN
Date: 2024.03.08 (4:20:46 +05'30')

Auth Sign.



Receiver
Kadpesh J. Mane
[Signature]

Indore : 106, 1st Floor, Gold Star Tower, 576, M. G. Road, Opp. TI Mall, Indore - 452 001, (M.P.), INDIA
E-mail : indore@vastukala.org, Tel. : +91 7313510884 +91 9926411111

Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur

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

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Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot

Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East)

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001, U/B FLOOR, BOOMERANG, CHANDIVALI FARM ROAD, ANDHERI-EAST, MUMBAI - 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. PG-5081/23-24	Dated 8-Mar-24
Buyer (Bill to) Union Bank of India Gangapur Branch Shree Ganesh Avenue, Gangapur road Nashik 422013 GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 007556/2305398	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

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

Amount Chargeable (in words)

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
Total			90.00		90.00	180.00

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

Remarks:
 07556/2305398 Shri.Ajaykumar Chamru Kanojiya & Sau.Reena Ajaykumar Kanojiya - Residential Land and Row House on Plot No.37, Ground Floor, Survey No.52/3, Near Shree Marble House, Dhruv Nagar, Satpur Colony, Village - Gangapur, 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

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**

Authorised Signatory

This is a Computer Generated Invoice