



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential West Side Land and Bungalow on Plot No.65, Ground Floor + Second Floor " Ushakiran Co.Op.Hsg.Society.Ltd. "Survey No.746/1/8, Final Plot No.537, TP Scheme No.II, Opposite Ganpati Mandir, Forest Colony, Parijat Nagar, Mahatma Nagar Untwadi Road, Village – Nashik, PIN Code – 422 005, Taluka - Nashik, District – Nashik, State – Maharashtra, Country – India belongs to **Sau.Jyoti Avinash Lad & Other Seven**. Name of Proposed Purchaser: **Shri.Hiren Hiranman Chaudhari & Sau.Monika Hiren Chaudhari**

Boundaries of the property.

North : Bungalow  
South : Road  
East : East Side Bungalow on Plot No.65  
West : Bungalow

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 **₹ 1,51,25,104.00 (Rupees One Crore Fifty-One Lakh Twenty-Five Thousand One Hundred Four 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

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: 2023.10.25 19:12:08 +05'30'

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

BOI Empanelment No.: MNZ:C&IC:VAL19-20

Encl: Valuation report

Auth. Sign.



Received  
10-11-23

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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| Mumbai    | Aurangabad | Pune      | Rajkot |
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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 Buyer (Bill to) <b>BANK OF INDIA-INDIRA NAGAR-NASHIK</b> 23,SHREE SAMARTH KRUPA, GURUKRINEAR, RATHCHAKRA CHOWK, INDIRA NAGAR,NASHIK GSTIN/UIN : 27AAACB0472C4DF State Name : Maharashtra, Code : 27	Invoice No.	Dated
	<b>PG-3082/23-24</b>	<b>25-Oct-23</b>
	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>004631/2303185</b>	Delivery Note Date
Dispatched through	Destination	
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> (Technical Inspection and Certification Services)	997224	18 %	<b>2,500.00</b>
	<b>CGST</b>			<b>225.00</b>
	<b>SGST</b>			<b>225.00</b>
	Total			<b>2,950.00</b>

Amount Chargeable (in words) E. & O.E

**Indian Rupee Two Thousand Nine Hundred Fifty Only**

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,500.00	9%	225.00	9%	225.00	450.00
<b>Total</b>	<b>2,500.00</b>		<b>225.00</b>		<b>225.00</b>	<b>450.00</b>

Tax Amount (in words) : **Indian Rupee Four Hundred Fifty Only**

**Remarks:**

Proposed Purchaser: Shri.Hiren Hiranman Chaudhari & Sau.Monika Hiren Chaudhari. Name of Owner: Sau. Jyoti Avinash Lad & Other Seven Residential West Side Land and Bungalow on Plot No.65, Ground Floor + Second Floor " Ushakiran Co.Op.Hsg.Society.Ltd. "Survey No.746/1/8, Final Plot No.537, TP Scheme No.II, Opposite Ganpati Mandir, Forest Colony, Parijat Nagar, Mahatma Nagar Untwadi Road, Village – Nashik, PIN Code – 422 005, Taluka - Nashik, District – Nashik, 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. - 27Q22201137

**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

**for Vastukala Consultants (I), Pvt Ltd**

Authorised Signatory

This is a Computer Generated Invoice