

MSME REG NO: UDYAM-MH-18-UU8361 An ISO 9001: 2015 Certified Company

CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: UBI / Ambad Branch, Nashik / Ekata Yashwant Mahale (009975/2307266) Page 2 of 22

www.vastukala.co.in

Vastu/Nashik/07/2024/009975/2307266 18/2-270-CCRJ

Date: 18.07.2024

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Bungalow on Plot No.13, Survey No.446/2/13, Near Om Sai Hospital, Ashwamegh Nagar, Village - Makhmalabad, Taluka & District - Nashik, PIN - 422 004, State - Maharashtra, Country - India belongs to Ekata Yashvant Mahale

Boundaries of the property.

North

Plot No.12

South no.000,5

Plot No.14

East

Plot No.23

West moss

9.00 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 ₹ 57,77,555.00 (Rupees Fifty-Seven Lakh Seventy-Seven Thousand Five Hundred Fifty-Five Only). As per Site Inspection 57% 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 Chalikwar

Digitally signed by Sharadkumar Chaliku DN: cn=Sharadkumar Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbal, email=cmd@vastukala.org c=IN Date: 2024.07.18 12:37:38 +05'30'

Director

Auth. Sign.

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, Regd. Office Adgaon, Nashik-422003 (M.S.), INDIA Email: nashik@vastukala..co.in | Tel : +91 253 4068262/98903 80564

Our Pan India Presence at:

Aurangabad Pune

Mumbai

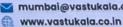
Nashik PRajkot Indore

Raipur Jaipur

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, Mumbai: 400072, (M.S), India



mumbai@vastukala.co.in



Invoice No.

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.co.in

PG-1378/24-25 18-Jul-24 Mode/Terms of Payment **Delivery Note** 

Dated

**Delivery Note Date** 

Destination

Dated

Reference No. & Date. Other References

Buyer (Bill to)

Union Bank of India-Ambad Branch Nashik

Ambad Branch, Nashik

Ramashray Apartment, Sector C, Plot No. 283, Near Bhadrpad Sector, Ashwin Nagar, Near Sambhaji Stadium,

Cidco Nashik-422009, State - Maharashtra, Country - India

GSTIN/UIN State Name

27AAACU0564G1ZH : Maharashtra, Code: 27 Terms of Delivery

Buyer's Order No.

Dispatch Doc No.

009975/2307266

Dispatched through

SI No.	Particulars		HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)		997224	18 %	3,000.00
		CGST SGST			270.00 270.00
		<del>-</del>			
		Total			₹ 3,540.00

Amount Chargeable (in words)

E. & O.E

Indian Rupee Three Thousand Five Hundred Forty Only

HSN/SAC		Taxable	Central Tax		State Tax		Total
11011/01/10		Value	Rate	Amount	Rate	Amount	Tax Amount
		3,000.00	9%	270.00	9%	270.00	540.00
997224	Total	3,000.00		270.00		270.00	540.00

Tax Amount (in words): Indian Rupee Five Hundred Forty Only

Company's Bank Details

Bank Name

ICICI Bank Ltd - Nashik

345505001235 A/c No.

Branch & IFS Code: Nashik - Adgaon Naka & ICIC0003455

Remarks:

009975/2307266 Ekata Yashvant Mahale - Residential Land and Bungalow on Plot No.13, Survey No.446/2/13, Near Om Sai Hospital, Ashwamegh Nagar, Village – Makhmalabad, Taluka & District - Nashik, PIN - 422 004, State - Maharashtra, Country - India.

Company's PAN

: AADCV4303R

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 UPI Virtual ID : vastukalaconsul@icici

for Vastukala Consultants (I) Pvt Ltd

Pooja Dagare

**Authorised Signatory** 

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