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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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

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	:	Plot No.14
East	:	Plot No.23
West	:	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 Chalikwar
DN: cn=Sharadkumar Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
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Date: 2024.07.18 12:37:38 +05'30'

Director

Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
Encl: Valuation report.

Auth. Sign.



Nashik: 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road,
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Our Pan India Presence at :

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

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PROFORMA INVOICE

 VASTUKALA <small>Value Addition Through Quality</small>	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	Invoice No. PG-1378/24-25	Dated 18-Jul-24	
	Delivery Note	Mode/Terms of Payment	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 : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated	
		Dispatch Doc No. 009975/2307266	Delivery Note Date	
		Dispatched through	Destination	
		Terms of Delivery		

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	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			270.00		270.00	540.00

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

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**

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

for Vastukala Consultants (I) Pvt Ltd
Pooja Dagare

Digitally signed by Pooja Dagare
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 Authorised Signatory

This is a Computer Generated Invoice