

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 434, 4th Floor, Wing - I, "Swaraj", Behind Hotel Babach Gaon, Ambedkar Nagar, Ambad - Satpur Link Road, Village - Ambad Khurd, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 010, State - Maharashtra, India belongs to **Shri. Vikas Jaitun Maurya & Sau. Karishma Vikas Maurya.**

Boundaries	:	Building	Flat
North	:	12.00 M. Wide DP Road	Flat No. 429
South	:	Nala & Gat No. 181 to 188 of Layout	Flat No. 435
East	:	Plot No. 40 & 43 B In the Same Layout	Open To Sky
West	:	Nala	Flat No. 433

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 19,11,600.00 (Rupees Nineteen Lakh Eleven Thousand Six Hundred 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 report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Sharadkumar
Chalikwar**
Director

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=cmd@vastukala.org, c=IN
Date: 2024.10.21 14:14:28 +05'30'

Auth. Sign.



Sharadkumar Chalikwar

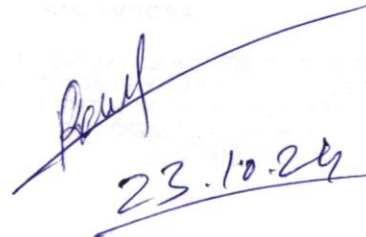
Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

Union Bank of India Empanelment No.: RO/CR/30129/ 2020-21

Encl.: Valuation report



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.co.in	Invoice No. PG-2818/24-25	Dated 21-Oct-24
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
Buyer (Bill to) UNION BANK INDIA - RLP VASHI UNION LOAN POINT VASHI The Business Centre, Commodity Exchange Building Plot no 2,3&4, Sector 19 Vashi GSTIN/UIN : 27AAACU0564G3ZF State Name : Maharashtra, Code : 27	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 11838/2308722	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE	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	CGST		SGST/UTGST		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:

11838/2308722 Name of Proposed Purchaser : Mr. Vinod Kumar Singal & Mrs. Savita Vinod Singal, Name of Owner : Mr. Ravi Ranjan Jha & Mrs. Harjeet Kaur - Residential Flat No. 303, 3rd Floor, Wing - A, "Prajapati Lawns Co-Op. Hsg. Soc. Ltd. ", Plot No. 7, Sector - 06, Village - Kharghar, Taluka - Panvel, District - Raigad, PIN - 410 210, 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 : **UNION BANK OF INDIA**
A/c No. : **635301010050194**
Branch & IFS Code: **Bandra East & UBIN0563536**



UPI Virtual ID : Vastukala@icici

Customer's Seal and Signature

for Vastukala Consultants (I) Pvt Ltd

ASMITA JAYSING RATHOD

Digitally signed on 21-10-2024 14:03:11

Authorised Signatory

This is a Computer Generated Invoice