

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 102, 1<sup>st</sup> Floor, Building No A, Wing - E, "Vista Co.Op. Housing Society LTD.", Bhagirath Sankul, Param Pujya Ravishankar Marg, Village - Wadala, Taluka - Nashik, District - Nashik, Nashik, 422009, State - Maharashtra, India belongs to **Mr. Prakash Suresh Naik**. Name of Proposed Purchaser is **Mr. Ganesh Digamberrao Jadhav & Mrs. Sujata Ganesh Jadhav Alies Sujata Appasaheb Deshmukh**.

Boundaries	:	Building	Flat
North	:	Adj. S. No. 82 (Part)	Marginal Space
South	:	18 M. Vide DP Road	Flat No. 101
East	:	Adj. S. No. 83 (Part)	Lobby
West	:	12 M. Vide DP Road	Marginal Space

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 **₹ 82,18,340.00 (Rupees Eighty Two Lakh Eighteen Thousand Three Hundred Forty 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 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: 2024.12.17 16:17:39 +05'30'

Director

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

**Nashik:** 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA  
Email: [nashik@vastukala.co.in](mailto:nashik@vastukala.co.in) | Tel : +91 253 4068262/98903 80564

Our Pan India Presence at :



**Regd. Office**



B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, Mumbai :400072, (M.S), India

+91 22 47495919

[mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

[www.vastukala.co.in](http://www.vastukala.co.in)

**PROFORMA INVOICE**  
Proforma Invoice

 <b>Vastukala Consultants (I) Pvt. Ltd.</b> 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.	Dated																									
	Delivery Note	Mode/Terms of Payment																									
	Reference No. & Date.	Other References																									
	PG-3726/24-25	17-Dec-24																									
Buyer (Bill to) <b>UNION BANK OF INDIA</b> RLP NASHIK BRANCH Nawandar Sankul Racca Colony, Near Soni Paithani, Sharanpur road Nashik-02 GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated																									
	Dispatch Doc No.	Delivery Note Date																									
	Dispatched through	Destination																									
	Terms of Delivery																										
	13112/2309631																										
<table border="1"> <thead> <tr> <th>SI No.</th> <th>Particulars</th> <th>HSN/SAC</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>1</td> <td><b>VALUATION FEE</b></td> <td>997224</td> <td><b>3,000.00</b></td> </tr> <tr> <td></td> <td><b>CGST</b></td> <td></td> <td><b>270.00</b></td> </tr> <tr> <td></td> <td><b>SGST</b></td> <td></td> <td><b>270.00</b></td> </tr> <tr> <td colspan="3" style="text-align: right;"><b>Total</b></td> <td><b>₹ 3,540.00</b></td> </tr> </tbody> </table>		SI No.	Particulars	HSN/SAC	Amount	1	<b>VALUATION FEE</b>	997224	<b>3,000.00</b>		<b>CGST</b>		<b>270.00</b>		<b>SGST</b>		<b>270.00</b>	<b>Total</b>			<b>₹ 3,540.00</b>						
SI No.	Particulars	HSN/SAC	Amount																								
1	<b>VALUATION FEE</b>	997224	<b>3,000.00</b>																								
	<b>CGST</b>		<b>270.00</b>																								
	<b>SGST</b>		<b>270.00</b>																								
<b>Total</b>			<b>₹ 3,540.00</b>																								
Amount Chargeable (in words) <span style="float: right;">E. &amp; O.E</span> <b>Indian Rupee Three Thousand Five Hundred Forty Only</b>																											
<table border="1"> <thead> <tr> <th rowspan="2">HSN/SAC</th> <th rowspan="2">Taxable Value</th> <th colspan="2">CGST</th> <th colspan="2">SGST/UTGST</th> <th rowspan="2">Total Tax Amount</th> </tr> <tr> <th>Rate</th> <th>Amount</th> <th>Rate</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>997224</td> <td>3,000.00</td> <td>9%</td> <td>270.00</td> <td>9%</td> <td>270.00</td> <td>540.00</td> </tr> <tr> <td align="right" colspan="2"><b>Total</b></td> <td></td> <td><b>270.00</b></td> <td></td> <td><b>270.00</b></td> <td><b>540.00</b></td> </tr> </tbody> </table>			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	<b>Total</b>			<b>270.00</b>		<b>270.00</b>	<b>540.00</b>
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																					
<b>Total</b>			<b>270.00</b>		<b>270.00</b>	<b>540.00</b>																					
Tax Amount (in words) : <b>Indian Rupee Five Hundred Forty Only</b>																											
Remarks: 13112/PG-3726/24-25 Name of Proposed Purchaser : Mr. Ganesh Digamberrao Jadhav & Mrs. Sujata Ganesh Jadhav Alies Sujata Appasaheb Deshmukh Name of Owner : Mr. Prakash Suresh Naik Residential Flat No. 102, 1st Floor, Building No A, Wing - E, "Vista Co.Op. Housing Society LTD.", Bhagirath Sankul, Param Pujya Ravishankar Marg, Village - Wadala, Taluka - Nashik, District -Nashik, Nashik, 422009, State - Maharashtra, India. Company's PAN : <b>AADCV4303R</b> 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 : <b>ICICI Bank Ltd - Nashik</b> A/c No. : <b>345505001235</b> Branch & IFS Code: <b>Nashik - Adgaon Naka &amp; ICIC0003455</b>  UPI Virtual ID : <b>vastukalaconsul@icici</b> for Vastukala Consultants (I) Pvt. Ltd. Authorised Signatory																											