

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 305, 3rd Floor, "**Yogiraj Apartment**", Opp. Shiv Nagar Jogging Track & Sports Ground, Plot No. 1+2, Dharmaveer Sambhaji Raje Chowk, Dr. Nanasheeb Dharmadhikari Marg, Village - Nashik, Taluka - Nashik, District - Nashik, Nashik, 422003, State - Maharashtra, India belongs to **Shri. Chetan Bhalchandra Yeola**.

Boundaries	:	Building	Flat
North	:	Road	Flat No. 306
South	:	Building	Building Side Margin
East	:	Open Plot	Building Side Margin
West	:	Open Plot	Passage & Open 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 **₹ 40,18,640.00 (Rupees Forty Lakh Eighteen Thousand Six 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
Chalikwar**

Director

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=C.M.D.,
email=cmd@vastukala.org, c=IN
Date: 2025.02.04 13:57:59 +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

Seal
05/02/2025

Tax 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 CIN: U74120MH2010PTC207869 E-Mail : accounts@vastukala.co.in	Invoice No. NAS/2425/FEB/004	Dated 4-Feb-25
	Delivery Note	Mode/Terms of Payment
Buyer (Bill to) UNION BANK OF INDIA RLP NASHIK BRANCH Nawandar Sankul Racca Colony, Near Soni Paithani, Sharanpur road Nashik-02 GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 14095/2310377	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:
 14095/2310377 Shri. Chetan Bhalchandra Yeola - Residential Flat No. 305, 3rd Floor, "Yogiraj Apartment", Opp. Shiv Nagar Jogging Track & Sports Ground, Plot No. 1+2, Dharmaveer Sambhaji Raje Chowk, Dr. Nanasaheb Dharmadhikari Marg, Village - Nashik, Taluka - Nashik, District - Nashik, Nashik, 422003, State - Maharashtra, India.
 Company's PAN : **AADCV4303R**

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

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

for **VASTUKALA CONSULTANTS (I) PVT LTD**

Pooja Dagare
 Authorised Signatory

SUBJECT TO MUMBAI JURISDICTION

This is a Computer Generated Invoice