CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Valuation Report Prepared For: Private Valuation / Shri. Sunil Mangilal Khabiya (006361/2304522) Page 2 of 22

Vastu/Nashik/01/2024/006361/2304522 15/10-224-RPBS

Date: 15.01.2024

VALUATION OPINION REPORT

This is to certify that the property Commercial Shop No.2, Ground Floor, "Ruturaj Plaza", CTS No. 133A & 133B, Near Main Road Post Office, Shalimar Market, Ravivar Karanja, Main Road, Village - Nashik, Taluka -Nashik, District - Nashik, PIN Code - 422 101, State - Maharashtra, Country - India belongs to Shri. Sunil Mangilal Khabiya.

Boundaries of the property:

	Building	Shop		
North	Road	Shop No. 6		
South	Road	Road		
East	Main Road	Shop No. 3		
West	Road	Staircase		

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 for this particular purpose at specifications ₹ 24,82,200.00 (Rupees Twenty-Four Lakh Eighty-Two Thousand Two 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 valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD. ate. Create

MANOJ BABURAO **CHALIKWAR**

Director

Manoj B. Chalikwar Registered Valuer

Chartered Engineer (India) Reg. No. CAT-I-F-1763

Encl: Valuation report.

Recoved,
Sonil Whabled
3552 STHUTH
17/01/24

Our Pan India Presence at :

Mumbai 9

Aurangabad Pune **♥** Nanded

Indore

Rajkot **♥** Raipur Regd. Office: B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA

TeleFax: +91 22 28371325/24 mumbai@vastukala.org

www.vastukala.org

 ↑ Thane P Delhi NCR P Nashik

Ahmedabad 9 Jaipur

Tax Invoice

		Tax Inv	oice							
MACTINAL A CONCILITANTO (I) DISTUTO				No.		Dated				
VASTUKALA CONSULTANTS (I) PVT LTD			NAS/2324/JAN/021			15-Jan-24				
B1-001,U/B FLOOR,BOOMERANG, CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX			Delivery Note		-			of Payment		
						AGAINS	TRE	EPORT		
State Name: Maharashtra, Code: 27 CIN: U74120MH2010PTC207869			Reference No. & Date.		Other References					
E-Mail : accounts@vastukala.org										
Buyer (Bill to)			Buyer's	Order No		Dated				
SUNIL MANGILAL KHABIYA Commercial Shop No.2, Ground Floor, "Ruturaj Plaza", CTS No. 133A & 133B, Near Main Road Post Office, Shalimar Market, Ravivar Karanja, Main Road, Village – Nashik, Taluka - Nashik			Dispatch Doc No.			Delivery Note Date				
			006361/2304522			Destination				
										District - Nashik, PIN Code – 422 101, State – Maharashtra, Country – India. State Name : Maharashtra, Code : 27
SI No.	Particulars				HSN/SA	C GST Rate		Amount		
1	VALUATION FEE			CGST		18 %		2,966.00 266.94		
	ROUNDED OFF							0.12		
				Total			₹	3,500.00		
	ount Chargeable (in words)			#15 1 D (S	n Circus	May 12	100	E. & O.E		
Inc	dian Rupee Three Thousand Five Hu			tool Too		24-4- T		Total		
	HSN/SAC	Taxable Value	Rate	Amoun		State Tax Amou	ınt	Total Tax Amount		
99	7224	2,966.00	9%	266.			6.94	533.88		
	Total	2,966.00		266.	94	26	6.94	533.88		
Rec 00 CCT Sh - 1 CC De NC BE	x Amount (in words): Indian Rupee Five marks: 6361/2304522 Shri. Sunil Mangilal Khabi ommercial Shop No.2, Ground Floor, "Rutu S No. 133A & 133B, Near Main Road Postalimar Market, Ravivar Karanja, Main Road Nashik, Taluka - Nashik, District - Nashik, Id22 101, State - Maharashtra, Country - Interpretation The Asper MSME RULES INVOICE Note that the country is a series of the country of the cou	ya - raj Plaza", t Office, d, Village PIN Code ndia. EED TO EST	Compar Bank Na A/c No.	ny's Bank ame	Details : ICICI E : 34550	Bank Ltd - 5001235	- Nas			
MS	HARGES APPLICABLE AS PER THE RUL SME Registration No 27222201137 istomer's Seal and Signature	.C.	UPI Vir			onsul@icio		TS (I) PVT LT		

SUBJECT TO MUMBAI JURISDICTION

ASMITA JAYSING RATHOD

Authorised Signatory

This is a Computer Generated Invoice