



Vastu/Nashik/03/2024/007851/2305667

20/33-415-CCRJ

Date: 20.03.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.1, First Floor, "Sai Karuna Residency", Survey No.844/1+2+3+4/4/1, Plot No.1, Near Metro Mall, Yashwant Nagar, Tapovan Link Road, Village - Nashik, Taluka & District - Nashik - 422 011, State - Maharashtra, Country - India belongs to **Shri.Sunil Prabhakar Chavan**.

Boundaries of the property.

Boundaries	Building	Flat
North	Survey No.844	Residential Flat No.2
South	Survey No.750 & Road	Open to Sky
East	Survey No.844/1+2+3+4/4/2	Open to Sky
West	Survey No.845	Open to Sky

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 **SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002** purpose at ₹ 53,20,000.00 (Rupees Fifty-Three Lakh Twenty Thousand 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.**

**Sharadkumar
Chalikwar**

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=cmd@vastukala.org, c=IN
Date: 2024.03.20 18:59:55 +05'30'



Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

UBI Emp No.

ROS:ADV:Valuer/033:008:2021-22

(Signature)
22/03/24

Nashik : 4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
E-mail : nashik@vastukala.org, Tel. : +91 253 4068262 / 9890380564

Our Pan India Presence at :

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

- 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



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.org	Invoice No. PG-5345/23-24	Dated 20-Mar-24
Buyer (Bill to) UNION BANK OF INDIA-NASHIK ROAD Swathi Bungalow, Artillery Centre Road, Opp. Jain Bhavan, Nashik GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 007857/2305668	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:

007851/2305667 Mr. Sunil Prabhakar Chavan.-
 Residential Flat No. 1, 1st Floor, Sai Karuna
 Residency , Near Metro Mall , Yashwant Nagar,
 Tapovan Link Road,, Plot No. 1, Village - Nashik,
 Taluka - Nashik, District - Nashik, Nashik, 422011,
 State - Maharashtra, 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

Customer's Seal and Signature	<p style="text-align: center;">for Vastukala Consultants (I) Pvt Ltd</p> <p style="text-align: center;">ASMITA JAYSING RATHOD Digitally signed on 20-03-2024 18:54:52 Authorised Signatory</p>
-------------------------------	---

This is a Computer Generated Invoice