



Vastu/Nashik/03/2024/007857/2305668

20/34-416-RYBS

Date: 20.03.2024

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 12, Stilt Second Floor, "Dream Heritage C", Survey No. 25/ 1B/ 1+1B/ 2/ 1+25/ 1B+1B/ 2/ 3, Plot No. 01, Behind Icchamani Lawns, Near Shanti Park MNP Udyan, Upnagar, Nashik - Pune Road, Village - Agartakli, Taluka & District - Nashik - 422 101, State - Maharashtra, Country - India. belongs to Name of Owner: **Mr. Sunil Prabhakar Chavan.**

Boundaries of the property.

Boundaries	Building	Flat
North	Plot No. 04 & 05	Marginal Space
South	18.00 M. D.P. Road	Flat No. 11
East	Plot No. 02	Flat No. 13
West	Shanti Park	Marginal Space

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 ` **38,62,180.00 (Rupees Thirty Eight Lakh Sixty Two Thousand One Hundred Eighty 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 19:05:25 +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



*(Handwritten signature and date: 22/03/24)*

**Nashik :** 4, 1<sup>st</sup> Floor, Madhusa 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
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- Delhi NCR
- Aurangabad
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- 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

<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.org	Invoice No. <b>PG-5346/23-24</b>	Dated <b>20-Mar-24</b>
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) <b>UNION BANK OF INDIA-NASHIK ROAD</b> Swathi Bungalow, Artillery Centre Road, Opp. Jain Bhavan, Nashik GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. <b>007857/2305668</b>	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<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) 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
<b>Total</b>	<b>3,000.00</b>		<b>270.00</b>		<b>270.00</b>	<b>540.00</b>

Tax Amount (in words) : **Indian Rupee Five Hundred Forty Only**

**Remarks:**

007857/2305668Mr. Sunil Prabhakar Chavan.-  
 Residential Flat No. 12, Stilt Second Floor, " Dream  
 Heritage C", Survey No. 25/ 1B/ 1+1B/ 2/ 1+25/ 1B+1B/ 2  
 / 3, Plot No. 01, Behind Icchamani Lawns, Near Shanti  
 Park MNP Udyan, Upnagar, Nashik - Pune Road, Village  
 - Agartakli, Taluka & District - Nashik - 422 101, 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 : **ICICI Bank Ltd - Nashik**  
 A/c No. : **345505001235**  
 Branch & IFS Code: **Nashik - Adgaon Naka & ICIC0003455**



UPI Virtual ID : vastukalaconsul@icici

**for Vastukala Consultants (I) Pvt Ltd**

**Pooja Dagare**

Digitally signed by Pooja Dagare  
 DN: cn=Pooja Dagare, o=Vastukala Consultants  
 (I) Pvt. Ltd., ou=Vastukala Mumbai  
 email=accounts@vastukala.org, c=IN  
 Date: 2024.03.20 18:45:28 +05'30'

**Authorised Signatory**

This is a Computer Generated Invoice