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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/05/2024/008707/ 2306323

15/13-183-RYBS

Date: 15.05.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 12, Third Floor, " Pawandham Apartment ", Survey No. 17/ 3A/ 1-2, Plot No. 13, Near Nageshwar Mahadev Mandir, Dhikale Nagar, Canal Road, Village - Dasak, Taluka & District - Nashik, PIN Code - 422 006, State - Maharashtra, Country - India. belongs to Name of Owner: **Shri. Asif Rafiqua Shaikh.**

Boundaries of the property.

Boundaries	Building
North	Open Plot & Road
South	Nageshwar Mahadev Mandir
East	Bungalow
West	Open Plot & Road

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 ` 19,30,000.00 (Rupees Nineteen Lakh Thirty 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 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: 2024.05.15 17:45:15 +05'30'

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



Nashik: 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra Nandu-Nesha Link Road, Adgaon, Nashik-422003 (M.S.), INDIA
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Our Pan India Presence at :

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

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PROFORMA INVOICE

 VASTUKALA <small>Empowering Excellence</small>	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.co.in	Invoice No. PG-446/24-25	Dated 15-May-24
		Delivery Note	Mode/Terms of Payment
		Reference No. & Date.	Other References
	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	Buyer's Order No.	Dated
	Dispatch Doc No. 008707/2306323	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

E. & O.E

Amount Chargeable (in words)
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	3,000.00		270.00		270.00	540.00

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

Remarks:
 008707/2306323 Residential Flat No. 12, Third Floor, "Pawandham Apartment", Survey No. 17/ 3A/ 1-2, Plot No. 13, Near Nageshwar Mahadev Mandir, Dhikale Nagar, Canal Road, Village - Dasak, Taluka & District - Nashik, PIN Code - 422 006, State - Maharashtra, Country - India. belongs to Name of Owner: Shri. Asif Rafiqua Shaikh.
 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
 Authorised Signatory

This is a Computer Generated Invoice