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Unlocking Excellence

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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/05/2024/008887/2306445

24/3-305-RYRJ

Date: 24.05.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 17, Second Floor, "Anu Anand Apartment", Survey No. 25/ 1B/ 2A/ 2/ 2, Plot No. 3+4, Near NMC Jui Nagar Garden, Sneha Nagar, Peth Road, Village – Makhmalabad, Taluka & District - Nashik, PIN Code - 422 004, State - Maharashtra, Country - India. belongs to Name of Owner: **Shri. Vijay Sudam Sanap.**

Boundaries of the property.

Boundaries of the property		Plot
North	:	Road
South	:	Building
East	:	Open Plot
West	:	Building

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 Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at **17,22,000.00 (Rupees Seventeen Lakh Twenty Two 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.**

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.05.24 14:23:54 +05'30'

Auth. Sign.



Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Encl: Valuation report.

(Handwritten signature and stamp)

Our Pan India Presence at :

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

Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai:** 400072, (M.S), India


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mumbai@vastukala.co.in

www.vastukala.co.in



PROFORMA INVOICE


 VASTUKALA <small>Inspection & Certification</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-566/24-25	Dated 24-May-24
	Delivery Note	Mode/Terms of Payment AGAINST REPORT	
	Reference No. & Date.	Other References	
	Buyer (Bill to) State Bank of India Adgaon Branch Vibhuti, Plot no 1, SURvey No 501, Nashik Agra Road, Adgaon SHivar Nashik GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
Dispatch Doc No. 008887/2306445	Delivery Note Date		
Dispatched through	Destination		
Terms of Delivery			

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	2,000.00
	CGST			180.00
	SGST			180.00
Total				2,360.00

Amount Chargeable (in words) **Indian Rupee Two Thousand Three Hundred Sixty Only** E. & O.E

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,000.00	9%	180.00	9%	180.00	360.00
Total	2,000.00		180.00		180.00	360.00

Tax Amount (in words) : **Indian Rupee Three Hundred Sixty Only**

Remarks: 008887/2306445 Shri. Vijay Sudam Sanap - Residential Flat No. 17, Second Floor, "Anu Anand Apartment", Survey No. 25/ 1B/ 2A/ 2/ 2, Plot No. 3+4, Near NMC Jui Nagar Garden, Sneha Nagar, Peth Road, Village – Makhamalabad, Taluka & District - Nashik, PIN Code - 422 004, 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
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Customer's Seal and Signature	for Vastukala Consultants (I) Pvt Ltd Authorised Signatory
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This is a Computer Generated Invoice