

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report / UBI / Nashik Road Branch/ Shri. Rahul Vishwas Gandhas (009673/2307064) Page 2 of 23

Vastu/Nashik/07/2024/009673/2307064

03/17-68-RYRJ

Date: 03.07.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 09, Second Floor, “ **Mangalam Co - Op. Housing Society Ltd. Nashik Road** ”, Survey No. 122/ 3+4/ 2/ 2, Plot No. 08, CTS No. 4462 + 4463, Behind Sujata Birla Hospital, Gandharva Nagari, Sane Guruji Nagar, Nashik - Pune Road, Village - Deolali, Taluka & District - Nashik – 422 214, State – Maharashtra, Country – India. belongs to Name of Owner: **Shri. Rahul Vishwas Gandhas**.

Boundaries of the property.

Boundaries	Building
North	Building
South	Road
East	Building
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 Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002** purpose at ₹ **23,49,500.00 (Rupees Twenty Three Lakh Forty Nine Thousand Five 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.**

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: 2024.07.03 17:52:22 +05'30'

Director

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

Auth. Sign.



Received
Samuel
04/07/2024

Nashik: 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA
Email: nashik@vastukala.co.in| Tel : +91 253 4068262/98903 80564

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

☎ +91 22 47495919

✉ 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-1169/24-25	Dated 3-Jul-24
	Delivery Note	Mode/Terms of Payment AGAINST REPORT	Reference No. & Date.
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. 009672/2307056	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 %	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	3,000.00		270.00		270.00	540.00

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

Remarks:

009672/2307056 Shri. Vishwas Mahadeo Gandhas.- Residential Flat No. 08, Stilt First Floor, " Sudarshan Co - Op. Housing Society Ltd. Nashik Road ", Survey No. 122/ 3+4/ 1/ 26, Plot No. 24, Behind Sujata Birla Hospital, Gandharva Nagari, Sane Guruji Nagar, Nashik - Pune Road, Village - Deolali, Taluka & District - Nashik - 422 214, 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

Customer's Seal and Signature

for Vastukala Consultants (I) Pvt Ltd


 Authorised Signatory

This is a Computer Generated Invoice