

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/07/2024/009889/2307196
12/13-200 -RYBS
Date: 12.07.2024

VALUATION OPINION REPORT

This is to certify that Residential Open Land Bearing CTS No. 573/ B, Near NMC Water Tank & Om Sai Ram Mandir, Raviwar Karanja, Ghankar Lane, Ashok Stambh, Village – Nashik, Taluka & District - Nashik, PIN - 422 001, State - Maharashtra, Country – India. belongs to **Shri. Ghanshyam Keshav Avhad & Shri. Manoj Bhavrao Sonwane.**

Boundaries of the property.

Boundaries	Plot
North	C.T.S. No. 573 A
South	C.T.S. No. 572/ B/ 1/ 2
East	Main Road
West	C.T.S. No. 573 B Property of Mr. Laxman Balaji Dalvi

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 **₹ 17,13,980.00 (Rupees Seventeen Lakh Thirteen Thousand Nine Hundred Eighty Only).**

The valuation of the property is based on the documents produced by the concerned. Legal aspects have not been taken into consideration while preparing this valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Sharadkumar Chalikwar

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

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=cmd@vastukala.org, c=IN
Date: 2024.07.12 15:30:20 +05'30'

Auth. Sign.



Nashik: 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road,
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Our Pan India Presence at :

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PROFORMA INVOICE

 VASTUKALA <small>Unlocking 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-1308/24-25	Dated 12-Jul-24
	Buyer (Bill to) Union Bank of India-Nashik City Branch Navondar Sankul, 1366, M-1 Racca Colony, Sharanpur road Nashik - 422 002, State - Maharashtra, Country - India. GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Delivery Note Mode/Terms of Payment AGAINST REPORT	Reference No. & Date. Other References
		Dispatch Doc No. 009889/2307196	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:
 009889/2307196 Shri. Ghanshyam Keshav Avhad & Shri. Manoj Bhavrao Sonwane.
 -Residential Open Land Bearing CTS No. 573/ B, Near NMC Water Tank & Om Sai Ram Mandir, Raviwar Karanja, Ghankar Lane, Ashok Stambh, Village - Nashik, Taluka & District - Nashik, PIN - 422 001, 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

Customer's Seal and Signature

Company's Bank Details
 Bank Name : **ICICI Bank Ltd - Nashik**
 A/c No. : **345505001235**
 Branch & IFS Code: **Nashik - Adgaon Naka & ICIC0003455**



UPI Virtual ID : vastukalaconsu@icici

for Vastukala Consultants (I) Pvt Ltd

- Authorised Signatory

This is a Computer Generated Invoice