

VALUATION OPINION REPORT

This is to certify that Residential Open Land Bearing CTS No. 572-B/ 1/ 2, 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. Rajendra Keshav Avhad.**

Boundaries of the property.

Boundaries	Plot
North	House No. 404 of Mr. Dalvi
South	House No. 402 of Mr. Gadhe
East	House No. 403 of Mrs. Rambhabai Avhad
West	Adjust land of in CTS No.

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 ₹ 9,03,000.00 (Rupees Nine Lakh Three Thousand 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 B. 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: 2024.07.12 15:41:29 +05'30'

Auth. Sign.

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

Encl: Valuation report.



Handwritten signature and date: 15/07/2024

PROFORMA INVOICE

 VASTUKALA <small>Empowering Businesses</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-1310/24-25	Dated 12-Jul-24
	Buyer (Bill to) Union Bank of India-Nashik City Branch Navandar 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 AGAINST REPORT	Reference No. & Date.
		Buyer's Order No.	Dated
		Dispatch Doc No. 009890/2307198	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

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			270.00		270.00	540.00

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

Remarks:

009890/2307198 Shri. Rajendra Keshav Avhad
 -Residential Open Land Bearing CTS No. 572-B/
 1/ 2, 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 : vastukalaconsul@icici

for Vastukala Consultants (I) Pvt Ltd

Authorised Signatory

This is a Computer Generated Invoice