



Valuation Report Prepared For: SBI/ RACC Nashik Branch / Mr. Santosh Yashwant Borade (3063/2302003)

Page 2 of 23

Vastu/Nashik/08/2023/3063/2302003

10/06-149-CHV

Date: 10.08.2023

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Proposed Bungalow on CTS No. 760/1, Ground + First Floor Near Shiv Mandir, Adgaon Road, At - Adgaon Gaothan, Pin Code – 422 003, Taluka & District – Nashik, State – Maharashtra, Country – India belongs to **Mr. Santosh Yashwant Borade**.

Boundaries of the property.

North : Road
South : Road
East : Bungalow
West : Row House

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 for **Fair Market Value** purpose. As per Site Inspection 30% Construction Work is completed.

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Land and Building	₹ 28,56,395/-	₹ 27,13,575/-	₹ 22,85,116/-	₹ 11,42,735/-

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.

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admin,
2.5.4.20=9822b6c4fd35dc03e0cf59e26869313490cf8339a1333
115279b17a18b5652, postalCode=400069, st=Maharashtra,
serialNumber=41a56a566ab8cc8946b2a55a8fca9f8e9d87179e
394e787e29a327b6259fc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.08.10 16:08:14 +05'30'

Auth. Sign.



Recd
11/8/23



www.vastukala.org

Nashik : 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
E-mail : nashik@vastukala.org, Tel. : +91 253 4068262 / 9890380564

Our Pan India Presence at :

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

Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org Buyer (Bill to) State Bank of India RACC Nashik Branch RBO.2, The Wave Building, 1st Floor, Opposite Shell Petrol Pump, Pathardi Road, Nashik – 422 010, GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Invoice No.	Dated
	PG-1943/23-24	10-Aug-23
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	AGAINST REPORT
	Buyer's Order No.	Other References
	Dispatch Doc No.	Delivery Note Date
003063 / 2302003		
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 %	1,500.00
	CGST			135.00
	SGST			135.00
	Total			1,770.00

Amount Chargeable (in words) E. & O.E

Indian Rupee One Thousand Seven Hundred Seventy Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	1,500.00	9%	135.00	9%	135.00	270.00
Total	1,500.00		135.00		135.00	270.00

Tax Amount (in words) : **Indian Rupee Two Hundred Seventy Only**

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



Remarks:
 Mr. Santosh Yashwant Borade - Residential Land and Proposed Bungalow on CTS No. 760/1, Ground + First Floor Near Shiv Mandir, Adgaon Road, At - Adgaon Gaothan, Pin Code – 422 003, Taluka & District – Nashik, 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

UPI Virtual ID : vastukalaconsul@icici
for Vastukala Consultants (I) Pvt Ltd
 Authorised Signatory