



Valuation Report Prepared For: SBI / RACPC Nashik branch / Smt. Sima Sagar Bhati (3275/2302143) Page 2 of 25

Vastu/Nashik/08/2023/3275/2302143 22/02-289-RYSH Date: 22.08.2023

VALUATION OPINION REPORT

This is to certify that the property Residential Flat No. 501, Fifth Floor "Nirman Vrundavan Garden - A - 2 Apartment ", Gat No. 195/ F, Plot No. 01, Behind Hotel Parth Palace, Near Smt. Vitthal Rukmini & Sant Savta, Gangapur - Satpur Link Road, Shramik Nagar Village – Pimpalgaon Bahula, Taluka – Nashik, District - Nashik, PIN Code - 422 007, State - Maharashtra, Country - India. belongs to Smt. Sima Sagar Bhati & Saiman Sagar Bhati.

Boundaries of the property:

	Building	Flat accession of the Flat			
North	Parking Road & Garden	Building No. A-2, Flat No. 504 Marginal Space			
South	Road & Open Plot				
East	Road & Building A-1	Building No. A-1, Flat No. 502			
West	Building A-3	Building No. A-2, Flat No. 502, Staircase			

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 for this particular purpose at specifications ₹ 18,03,930.00 (Rupees Eighteen Lakh Three Thousand Nine Hundred Thirty 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.

Sign.

Auth

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD

MANOJ BABURAO **CHALIKWAR**

Director

www.vastukala.org

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.



olvarall 02/08/2027

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

Raipur

Our Pan India Presence at : 💡 Aurangabad 💡 Pune **Q** Rajkot Mumbai Thane **Q** Nanded Indore 0 **Q** Nashik Ahmedabad **9** Jaipur Delhi NCR

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	Invoice No.			Dated		
B1-001,U/B FLOOR,	PG-2079/23-24			22-Aug-2		
BOOMERANG, CHANDIVALI FARM RO	Delivery No	ote			ms of Payment	
ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX					TREPORT	
State Name : Maharashtra, Code : 27		Reference	No. &	Date.	Other Ref	erences
E-Mail : accounts@vastukala.org						
Buyer (Bill to)		Buyer's Or	der No).	Dated	
STATE BANK OF INDIA		Discretals D	No a Ma		Dellaren	Lata Data
RACPC NASHIK BRANCH	Dispatch Doc No. 003275 / 2302242 Dispatched through			Delivery Note Date Destination		
1st Floor, Patel Plaza, N.D.Patel Road,						
Landmark Seawoods Navratna Hotel Nas GSTIN/UIN : 27AAACS8577K2ZC			gn			
State Name : Maharashtra, Code :	Terms of Delivery					
		linger of the	76Ű 1			
		n gara				
SI Particulars				HSN/SAC	GST	Amount
SI Particulars				HON/SAC	Rate	Amount
1 VALUATION FEE (Technical Inspection and Certification	Services)			997224	18 %	1,500.00
	00111003)		GST	e Cl		135.00
			SGST		-	135.00
(a) and (a) a side era to get the second contract (1) is second contract.				alahan ku	schor 1	
			Total		0.00.000	1,770.00
Amount Chargeable (in words)	, tak	a letter	apped	n in th ¹² is the	e Thouse	E. & O.E
Indian Rupee One Thousand Seven	Hundred Se	eventy On	ly			
HSN/SAC	Taxable	Central Tax		S	ate Tax	Total
	Value		mount		Amour	
997224 Total	1,500.00 1,500.00	9%	135. 135.		135	5.00 270.00 5.00 270.00
					155	
Tax Amount (in words) : Indian Rupee Tw	o Hundred	Seventy (Only			
		Company's				
Remarks:		Bank Name A/c No.	9	: ICICI B	ank Ltd -	Nashik
'Smt. Sima Sagar Bhati & Saiman Sagar E	3hati -		S Code			aka & ICIC000345
Residential Flat No. 501, Fifth Floor "" Nirm			0 0000	- Hashik -	Augaonin	ana & 1010000940
/rundavan Garden - A - 2 Apartment "", Ga		1127.77	22.0		- - ////1	
Plot No. 01, Behind Hotel Parth Palace.	at No. 195/					
	at No. 195/ Near Smt.					
Vitthal Rukmini & Sant Savta, Gangapur - S Road, Shramik Nagar – Village – Pimpalga	at No. 195/ Near Smt. Satpur Link					
Vitthal Rukmini & Sant Savta, Gangapur - S Road, Shramik Nagar Village – Pimpalga Taluka – Nashik, District - Nashik,	at No. 195/ Near Smt. Satpur Link on Bahula,					
Vitthal Rukmini & Sant Savta, Gangapur - S Road, Shramik Nagar Village – Pimpalga Taluka – Nashik, District - Nashik, PIN Code – 422 007, State – Maharashtra,	at No. 195/ Near Smt. Satpur Link on Bahula,					
Vitthal Rukmini & Sant Savta, Gangapur - S Road, Shramik Nagar Village – Pimpalga Taluka – Nashik, District - Nashik, PIN Code – 422 007, State – Maharashtra, India"	at No. 195/ Near Smt. Satpur Link on Bahula,					
Vitthal Rukmini & Sant Savta, Gangapur - S Road, Shramik Nagar Village – Pimpalgar Taluka – Nashik, District - Nashik, PIN Code – 422 007, State – Maharashtra, India" Company's PAN : AADCV4303R	at No. 195/ Near Smt. Satpur Link on Bahula,					
Vitthal Rukmini & Sant Savta, Gangapur - S Road, Shramik Nagar Village – Pimpalgar Taluka – Nashik, District - Nashik, PIN Code – 422 007, State – Maharashtra, India" Company's PAN : AADCV4303R Declaration	at No. 195/ Near Smt. Satpur Link on Bahula, Country –		D D D D : va	stukalacon	sul@icici	SOTOT noj 8. Chattikwa Natared Valuer Marad Engliser
Vitthal Rukmini & Sant Savta, Gangapur - S Road, Shramik Nagar Village – Pimpalgar Taluka – Nashik, District - Nashik, PIN Code – 422 007, State – Maharashtra, India" Company's PAN : AADCV4303R Declaration NOTE – AS PER MSME RULES INVOICE	at No. 195/ Near Smt. Satpur Link on Bahula, Country – NEED TO		ID : va		sul@icici	BOTOI noj B. Chalikwa Islaned Valuan datad Englisen
F, Plot No. 01, Behind Hotel Parth Palace, Vitthal Rukmini & Sant Savta, Gangapur - S Road, Shramik Nagar Village – Pimpalgar Taluka – Nashik, District - Nashik, PIN Code – 422 007, State – Maharashtra, India" Company's PAN : AADCV4303R <u>Declaration</u> NOTE – AS PER MSME RULES INVOICE BE CLEARED WITHIN 45 DAYS OR INTE CHARGES APPLICABLE AS PER THE RU	at No. 195/ Near Smt. Satpur Link on Bahula, Country – NEED TO REST		Di va		sul@icici	

This is a Computer Generated Invoice

V