



Valuation Report Prepared For: SBI/ RACPC Nashik Branch / Shri. Ravikant Pandurang Khandare (3347/2302219)

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Vastu/Nashik/08/2023/3347/2302219  
25/02-365-CHV  
Date: 25.08.2023

## 1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Row House No.1, Ground + First Floor, "Yogiraj Row Bungalows" Survey No. 437/3/2, Plot No. 20+21+22, Near Paradise Lawns, Thete Mala, Village - Makhmalabad, Pin code - 422 003, Taluka & District - Nashik, State - Maharashtra, Country - India belongs to Shri. Ravikant Pandurang Khandare.

Boundaries of the property.

North : Row House No. 2  
South : Open Plot  
East : Road  
West : Row House No. 3

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 at:

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Land and Building	₹ 60,09,100/-	₹ 57,08,645/-	₹ 48,07,280/-	₹ 13,98,037/-

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: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=admin,  
2.5.4.20=9822b6e44d835dc039ecf9e26653111, serial=133413331  
15279b17a18b5652, postalCode=422003,  
serialNumber=41a56a566ab6cc89d6602a5257, cn=Manoj B. Chalikwar,  
4e28f2e29e377b625bfc, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.08.25 11:08:40 +05'30'

Auth. Sign.



Recd  
25/08/2023  
Sagbar

Yogesh Jagtap sir  
8628002050

Nashik : 4, 1<sup>st</sup> 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

<b>Vastukala Consultants (I) Pvt Ltd</b> 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	Invoice No. <b>PG-2155/23-24</b>	Dated <b>25-Aug-23</b>
Buyer (Bill to) <b>STATE BANK OF INDIA</b> RACPC NASHIK BRANCH 1st Floor, Patel Plaza, N.D.Patel Road, Opp BSNL, Landmark Seawoods Navratna Hotel Nashik-422001 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>003347 / 2302219</b>	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>1,500.00</b>
	<b>CGST</b>			<b>135.00</b>
	<b>SGST</b>			<b>135.00</b>
<b>Total</b>				<b>1,770.00</b>

Amount Chargeable (in words) **E. & O.E**  
**Indian Rupee One Thousand Seven Hundred Seventy Only**

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

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

**Remarks:**

Shri. Ravikant Pandurang Khandare - Residential Land and Row House No.1, Ground + First Floor, "Yogiraj Row Bungalows" Survey No. 437/3/2, Plot No. 20+21+22, Near Paradise Lawns, Thete Mala, Village - Makhmalabad, 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

**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