

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.A-703, Seventh Floor, A-Wing, "Roongta Imperia Apartment", Survey No.763/2/1 Near Runbhumi Turf, Mayur Vihar Colony, Karmayogi Nagar, Sadguru Nagar, Village - Nashik, Taluka & District - Nashik, PIN Code - 422 009, State - Maharashtra, Country - India belongs to Mr.Harishchandra Raybhan Dabhade & Mr.Anup Harishchandra Dabhade.

Boundaries of the property.

Boundaries	Building	Flat
North	Survey No.773	Marginal Space & Lobby
South	Survey No.775	Flat No.A-702
East	Survey No.774 and 775	Marginal Space
West	18.00 Meter DP Road Survey No.766/3/1, 763/2/2/1, 763/2/2/2	Duct

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood 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 ₹ 60,36,700.00 (Rupees Sixty Lakh Thirty Six Thousand Seven Hundred 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.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.10.09 10:27:40 +05'30'

Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

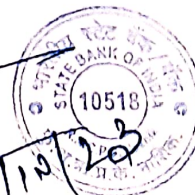
Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2021-22/85/13



Recd
09/10/23



Our Pan India Presence at :

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Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax: +91 22 28271111

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	Invoice No. PG-2816/23-24	Dated 8-Oct-23
Buyer (Bill to) STATE BANK OF INDIA 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 AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 004285/2302900	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	2,000.00
	CGST			180.00
	SGST			180.00
Total				2,360.00

Amount Chargeable (in words)

Indian Rupee Two Thousand Three Hundred Sixty Only

2,360.00

E. & O.E

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,000.00	9%	180.00	9%	180.00	360.00
Total	2,000.00		180.00		180.00	360.00

Tax Amount (in words) : **Indian Rupee Three Hundred Sixty Only**

Remarks:

"Mr.Harishchandra Raybhan Dabhade & Mr.Anup Harishchandra Dabhade - Residential Flat No.A-703, Seventh Floor, A-Wing,""Roongta Imperia Apartment"" , Survey No.763/2/1 Near Runbhumi Turf, Mayur Vihar Colony, Karmayogi Nagar, Sadguru Nagar, Village - Nashik , Taluka & District - Nashik, PIN Code - 422 009,State - Maharashtra, Country - India.

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**

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

for **Vastukala Consultants (I) Pvt Ltd**

Authorized Signatory

This is a Computer Generated Invoice