



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.105, First Floor, "Ganesh Avenue", Survey No.37, Plot No.2+3, Opp Someshwar Lawns, Gangapur Road, Village – Gangapur, Taluka & District - Nashik, PIN Code – 422 013, State – Maharashtra, Country – India belongs to **Shri.Satish Babu Pujari**.

Boundaries of the property.

Boundaries	Building	Flat
North	Plot No.1	Flat No.106
South	Plot No.4	Marginal Space
East	Canal	Flat No.104
West	7.50 Meter Colony Road	Marginal Space

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 ₹ 39,00,000.00 (Rupees Thirty Nine Lakh 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
Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.com, c=IN
Date: 2023.10.10 10:29:00 +05'30'

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
12-10-23



www.vastukala.org

Nashik : 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
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Our Pan India Presence at :

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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 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	Invoice No. PG-2830/23-24	Dated 9-Oct-23
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 004297/2302914	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

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

Amount Chargeable (in words)

E. & O.E

Indian Rupee Two Thousand Three Hundred Sixty Only

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:

"Shri.Satish Bapu Pujari - Residential Flat No.105,
 First Floor, "Ganesh Avenue", Survey No.37, Plot No.
 2+3, Opp Someshwar Lawns, Gangapur Road,
 Village – Gangapur , Taluka & District - Nashik, PIN
 Code – 422 013,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