



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 12, Third Floor, A - Wing " **Ashok Vihar Apartment** ", Gat No. 185/ 1A, Plot No.12 & 13, Near Rameshwar Mahadev Mandir, Shramik Nagar, Gangapur - Satpur Link Road, Village – Pimpalgaon Bahula, Taluka & District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India belongs to **Shri. Satish Babu Pujari**.

Boundaries of the property.

Boundaries	Building	Flat
North	Open Plot	B - Wing Flat No. 12
South	Row Houses	Flat No. 11
East	Road	Flat No .13
West	Building	Marginal Space

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neigh bourhood 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 ₹ **16,41,200.00 (Rupees Sixteen Lakh Forty One Thousand Two 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: 2023.10.10 11:55:15 +05'30'

Director

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

Auth. Sign.



Recd
12-10-23



Our Pan India Presence at :

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| 📍 Mumbai | 📍 Aurangabad | 📍 Pune | 📍 Rajkot |
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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 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.	Dated
	PG-2835/23-24	10-Oct-23
	Delivery Note	Mode/Terms of Payment
		AGAINST REPORT
	Reference No. & Date.	Other References
Buyer's Order No.	Dated	
Dispatch Doc No.	Delivery Note Date	
004305/2302917		
Dispatched through	Destination	
Terms of Delivery		

Sl 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 Babu Pujari. - Residential Flat No. 12, Third Floor, A - Wing "" Ashok Vihar Apartment "", Gat No. 185/ 1A, Plot No.12 & 13, Near Rameshwar Mahadev Mandir, Shramik Nagar, Gangapur - Satpur Link Road, Village - Pimpalgaon Bahula, Taluka & District - Nashik, PIN Code - 422 007, 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 : **State Bank of India**

A/c No. : **32632562114**

Branch & IFS Code: **MIDC Andheri (E) & SBIN0007074**



UPI Virtual ID : vastukala@icici

for Vastukala Consultants (I) Pvt Ltd

Authorised Signatory

This is a Computer Generated Invoice