



Valuation Report Prepared For: SBI/ Raccp Nashik branch / Shri. Amol Shivaji Gavali & others (4377/2302968) Page 2 of 24

Vastu/Nashik/10/2023/4377/2302968
12/09-165-RYSH
Date: 12.10.2023

VALUATION OPINION REPORT

This is to certify that the property Residential Flat No. F - 101, F - Wing, 1st Floor, Building No. 03, "United Sanskurti Co. Op. Housing Society Ltd. Nashik ", Survey No. 277 / 3 / 1+2, Plot No. 3+4+5+6, Next to Indrayani Lawns, Chaudhary Granite & Marble, Kailash Nagar, Aurangabad Road, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India. belongs to **Name of Proposed Purchaser: Shri. Amol Shivaji Gavali & Sau. Sujata Amol Gavali. Name of Owner: Shri. Balasaheb Ganeshrao Aamte & Sau. Surekha Balasaheb Aamte.**

Boundaries of the property:

	Building	Flat
North	Parking	Landing & Lifts
South	Building	Marginal Space
East	Farm	Flat No. E - 104
West	Road	Flat No. F - 102

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 **₹ 26,15,800.00 (Rupees Twenty Six Lakh Fifteen Thousand Eight 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.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admn,
2.5.4.20=9822b6c4fad35dc03e0cf39e26865913490cf3d3d413331
15279b17a18b5652, postalCode=400069, st=Maharashtra,
serialNumber=+1A565564b8c09d5b2a55a8fc32df831f31bd2e3
94e28f2e29a327b625bfc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.10.12 16:18:43 +05'30'

Director

Auth. Sign.

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.



[Signature]
Charat. E.
Received
13/10/23



Nashik : 4, 1st 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
- Thane
- Delhi NCR
- Aurangabad
- Nanded
- Nashik
- Pune
- Indore
- Ahmedabad
- Rajkot
- Raipur
- 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

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-2880/23-24	Dated 12-Oct-23
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 004377/2302968	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 %	1,500.00
	CGST			135.00
	SGST			135.00
	Total			1,770.00

Amount Chargeable (in words) E. & O.E

Indian Rupee One Thousand Seven Hundred Seventy Only

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

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

Remarks:
 Name of Proposed Purchaser: Shri. Amol Shivaji Gavali & Sau. Sujata Amol Gavali. Name of Owner: Shri. Balasaheb Ganeshrao Aamte & Sau. Surekha Balasaheb Aamte - Residential Flat No. F - 101, F - Wing, 1st Floor, Building No. 03, "United Sanskurti Co. Op. Housing Society Ltd. Nashik", Survey No. 277 / 3 / 1+2, Plot No. 3+4+5+6, Next to Indrayani Lawns, Chaudhary Granite & Marble, Kailash Nagar, Aurangabad Road, Village - Nashik, Taluka & District - Nashik, PIN Code - 422 003, 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