CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Valuation Report Prepared For: SBI / RACPC Nashik Branch / Prajakta Prabhakar Shelar (005125/2303551) Page 2 of 26

Vastu/Nashik/11/2023/005125/2303551 20/16-247-CCBS Date: 20.11.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat / Block No.1, Ground Floor, " Tamkhane Tower ", Survey No.27/3/4/5/1, Plot No.22, Opposite Radha Vandan Villa, Kale Nagar, Viveka Nand Nagar, Village -Anandwalli, Taluka & District - Nashik - 422 013, State - Maharashtra, Country - India belongs to Prajakta Prabhakar Shelar.

Boundaries of the property:

Boundaries	Flat / Block
North	Road
South	Bungalow
East	Road
West	Open Plot

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 ₹ 55,93,440.00 (Rupees Fifty-Five Lakh Ninety-Three Thousand Four Hundred Forty 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**

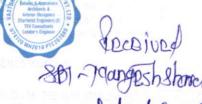
Director

Manoj B. Chalikwar

Registered Valuer Chartered Engineer (India) Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Auth. Sign.





Nashik: 4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.) E-mail: nashik@vastukala.org, Tel.: +91 253 4068262 / 9890380564

Mumbai 💡 Thane Nanded

Aurangabad Pune P Delhi NCR P Nashik

Ahmedabad 9 Jaipur

Rajkot **Raipur** 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

Invoice No. Dated Vastukala Consultants (I) Pvt Ltd PG-3408/23-24 20-Nov-23 B1-001,U/B FLOOR, Mode/Terms of Payment BOOMERANG, CHANDIVALI FARM ROAD, **Delivery Note** ANDHERI-EAST 400072 AGAINST REPORT GSTIN/UIN: 27AADCV4303R1ZX Reference No. & Date. Other References State Name: Maharashtra, Code: 27 E-Mail: accounts@vastukala.org Buyer's Order No. Dated Buyer (Bill to) STATE BANK OF INDIA **Delivery Note Date** Dispatch Doc No. RACPC NASHIK BRANCH 005125/2303551 1st Floor, Patel Plaza, N.D.Patel Road, Opp BSNL, Destination Dispatched through Landmark Seawoods Navratna Hotel Nashik-422001 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code: 27 Terms of Delivery Amount HSN/SAC Rate Particulars per 997224 1,500.00 VALUATION FEE (Technical Inspection and Certification Services) **CGST** 135.00 SGST 135.00 Total ₹ 1.770.00 E. & O.E Amount Chargeable (in words) Indian Rupee One Thousand Seven Hundred Seventy Only Total Taxable Central Tax State Tax HSN/SAC Rate Amount Tax Amount Value Rate Amount 1,500.00 135.00 270.00 9% 135.00 997224 135.00 270.00 135.00 Total 1,500.00 Tax Amount (in words): Indian Rupee Two Hundred Seventy Only Company's Bank Details : ICICI Bank Ltd - Nashik Bank Name A/c No. 345505001235 Branch & IFS Code: Nashik - Adgaon Naka & ICIC0003455 Remarks: 005125/2303551 "Prajakta Prabhakar Shelar.-Residential Flat / Block No.1, Ground Floor, ' Tamkhane Tower "", Survey No.27/3/4/5/1, Plot No.22, Opposite Radha Vandan Villa, Kale Nagar, Viveka Nand Nagar, Village - Anandwalli, Taluka & District - Nashik -422 013, State - Maharashtra, Country - India : AADCV4303R Company's PAN UPI Virtual ID : vastukalaconsul@icici Declaration NOTE - AS PER MSME RULES INVOICE NEED TO BE for Vastukala Consultants (I) Pvt Ltd CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE. **Authorised Signatory**

MSME Registration No. - 27222201137