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





Structural Stability Report Prepared For: SBI/ Racpc Nashik branch / Mr. Ghanshyam Bhanudas Nerkar (005349/ 2303770)

Vastu/Nashik/11/2023/005349/ 2303770

30/37-466-RYBS

Date: 30.11.2023

### Structural Stability Report

Residential Flat No. 05, Third Floor, "Makrand Apartment", Survey No. 102/ 1/ 1/ 2K, Plot No. 22 + 23B, C.T.S. No. 5869/2/19, Near Yashwant Hospital, Dindori Naka, Peth Road, Panchavati, Village - Nashik, Taluka & District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India. belongs to Name of Proposed Purchaser: Mr. Ghanshyam Bhanudas Nerkar. & Name of Owner: Smt. Rajani Bhagwan Khairnar.

This is to certify that on visual inspection, it appears that the structure of " Makrand Apartment "is in normal condition and the future life can be reasonably takes under normal condition and with proper periodic repairs & maintenance is about 34years.

### General Information:

A.		Introduction
1	Name of Building	" Makrand Apartment "
2	Property Address	Residential Flat No. 05, Third Floor, "Makrand Apartment", Survey No. 102/ 1/ 1/ 2K, Plot No. 22 + 23B, C.T.S. No. 5869/ 2/ 19, Near Yashwant Hospital, Dindori Naka, Peth Road, Panchavati, Village — Nashik, Taluka & District - Nashik, PIN Code — 422 003, State — Maharashtra, Country — India.
3	Type of Building	Flat No. 05
4	No. of Floors	Ground + 3rd Upper Floors
5	Whether stilt / podium / open parking	Open Parking
	provided	
6	Type of Construction	R.C.C. Framed Structure
7	Type of Foundation	R.C.C. Footing . Create
8	Thickness of the External Walls	6' thick brick walls both sides plastered
9	Type of Compound	Brick Masonry Walls
10	Year of Construction	1997 (As per Full Occupancy Certificate)
11	Present age of building	26 years
12	Residual age of the building	34 years Subject to proper, preventive periodic maintenance
		& structural repairs.
13	No. of Flats	2Flats On Third Floor
14	Methodology adopted	As per visual site inspection

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



Mumbai 🕈 Aurangabad Pune

**♀** Nanded Thone O Delhi NCR O Nashik

Indore

♀ Rajkot **♀** Roipur Ahmedabod 🖓 Jaipur

Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA TeleFax: +91 22 28371325/24

Regd. Office: B1-001, U/B Floor, Boomerang,

mumbai@vastukala.org

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# PROFORMA INVOICE

			Invoice N	2		Dated		
	stukala Consultants (I) Pvt Ltd	1.			- 1	30-Nov-2	3	
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Valuation Report Prepared For: SBI/ Racpc Nashik branch / Mr. Chanshyam Bhanudas Nerkar (005049) 2003769) Page 2 of 24

Vastu/Nashik/11/2023/005348/2303769 30/38-465-RYBS Date: 30.11,2023

## VALUATION OPINION REPORT

This is to certify that the property Residential Flat No. 05, Third Floor, " Makrand Apartment ", Survey No. 102/ 1/1/2K, Plot No. 22 + 23B, C.T.S. No. 5869/2/19, Near Yashwant Hospital, Dindori Naka, Peth Road, Panchavati, Village - Nashīk, Taluka & District - Nashīk, PIN Code - 422 003, State - Maharashtra, Country - India. belongs to Name of Proposed Purchaser: Mr. Ghanshyam Bhanudas Nerkar. & Name of Owner: Smt. Rajani Bhagwan Khairnar.

### Boundaries of the property:

oc or and brokens.		
\	Building	Flat
North	Building	Marginal Space
South	Road	Marginal Space
East	Building	Staircase & Flat No. 06
West	Road	Road

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 ₹ 27,43,000.00 (Rupees Twenty-Seven Lakh Forty-Three Thousand 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.

Digitally signed by Manoj Chalikwar DN: cn=Manoj Chalikwar, o=Vastukala Manoj Chalikwar Consultants (1) Pr. Ltd., ou=Mumbal,

Date: 2023.12.01 10:16:39 +05'30

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, 1" 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 Regd. Office: B1-001, U/B Floor, Boomerang,

Our Pan India Presence at:

P Mumboi Aurangabad Pune

Indore

Rajkot Q Raipur

Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA 😭 TeleFax: +91 22 28371325/24 mumbai@vastukala.org

www.vastukala.org

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# PROFORMA INVOICE

		Invoice No		Da	ited		1
Vastukala Consultants (I) Pvt Ltd		PG-3601/			-Nov-23		
B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD,	-	Delivery Note			Mode/Terms of Payment		
ANDHERI-EAST 400072		25					
GSTIN/UIN: 27AADCV4303R1ZX		Reference No. & Date.		te. Of	Other References		
State Name: Maharashtra, Code: 27		, , , , , , , , , , , , , , , , , , , ,					1
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Indian Rupee One Thousand Seven Hund HSN/SAC  997224  Total  Tax Amount (in words): Indian Rupee Two Hunders: 005348/2303769 "Proposed Purchaser: Mr. Gha Bhanudas Nerkar Name of Owner: Smt. Rajani Bhagwan KhairnarResidential Flat No. 05, Third "Makrand Apartment "", Survey No. 102/ 1/ 1/ 2/ No. 22 + 23B, C.T.S. No. 5869/ 2/ 19, Near Yash Hespital, Dindori Naka, Peth Road, Panchavati, Negatival, Dindori Naka, Peth Road, Panchavati, Negatival, Pindori Naka, Peth Road, Pindori Naka, Peth Pindori Naka, Peth Road, Pindori Naka, Peth Pindori Naka, Pindori Naka	Taxable Value 1,500 1,500 ndred S nshyam Floor, K, Plot want /illage –	Rate .00 9% .00 eventy Or Company's Bank Nam	ntral Tax Amoun 135 135 135 s Bank De	S t Rate   00 9%   00   Stails   ICICI Bai   3455050	Amou 135 135 nk Ltd - N	nt T 5.00 5.00	Total fax Amount 270.00 270.00
Indian Rupee One Thousand Seven Hund HSN/SAC  997224  Total  Tax Amount (in words): Indian Rupee Two Hund Remarks: 005348/2303769 "Proposed Purchaser: Mr. Ghal Bhanudas Nerkar Name of Owner: Smt. Rajani Bhagwan KhairnarResidential Flat No. 05, Third "" Makrand Apartment "", Survey No. 102/ 1/ 1/ 2/ No. 22 + 23B, C.T.S. No. 5869/ 2/ 19, Near Yash Hospital, Dindori Naka, Peth Road, Panchavati, Nashik, Tajuka & District - Nashik, PIN Code – 42	Taxable Value 1,500 1,500 ndred S nshyam Floor, K, Plot want /illage –	Rate .00 9% .00 eventy Or Company's Bank Nam	ntral Tax Amoun 135 135 135 s Bank De	S t Rate   00 9%   00   Stails   ICICI Bai   3455050	Amou 135 135 nk Ltd - N	nt T 5.00 5.00	Total fax Amount 270.00 270.00
Indian Rupee One Thousand Seven Hund HSN/SAC  997224  Total  Tax Amount (in words): Indian Rupee Two Hunder Remarks: 005348/2303769 "Proposed Purchaser: Mr. Ghar Bhanudas Nerkar Name of Owner: Smt. Rajani Bhagwan KhairnarResidential Flat No. 05, Third "Makrand Apartment "I, Survey No. 102/ 1/ 1/ 2/ No. 22 + 23B, C.T.S. No. 5869/ 2/ 19, Near Yash Hospital, Dindori Naka, Peth Road, Panchavati, Nashik, Taluka & District - Nashik, PIN Code – 42 State – Maharashtra, Country – India.  "	Taxable Value 1,500 1,500 ndred S nshyam Floor, K, Plot want /illage –	Rate .00 9% .00 eventy Or Company's Bank Nam A/c No. Branch &	ntral Tax Amoun 135 135 135 Second Se	tails ICICI Bai 3455050 Nashik - A	Amoui 135 135 nk Ltd - N 01235 Adgaon Na	nt T 5.00 5.00	Total fax Amount 270.00 270.00
Indian Rupee One Thousand Seven Hund  HSN/SAC  997224  Total  Tax Amount (in words): Indian Rupee Two Hunder Remarks:  005348/2303769 "Proposed Purchaser: Mr. Ghase Bhanudas Nerkar Name of Owner: Smt. Rajani Bhagwan KhairnarResidential Flat No. 05, Third Makrand Apartment "", Survey No. 102/ 1/ 1/ 2/ No. 22 + 23B, C.T.S. No. 5869/ 2/ 19, Near Yash Hospital, Dindori Naka, Peth Road, Panchavati, Nashik, Taluka & District - Nashik, PIN Code – 42 State – Maharashtra, Country – India.  "Company's PAN: AADCV4303R	Taxable Value 1,500 1,500 ndred S nshyam Floor, K, Plot want /illage – 22 003,	Rate .00 9% .00 eventy Or Company's Bank Nam A/c No. Branch &	ntral Tax Amoun 135 135 135 Second Se	tails ICICI Bai 3455050 Nashik - A	Amoui 135 135 nk Ltd - N 01235 Adgaon Na	nt T 5.00 5.00 dashik	Total fax Amount 270.00 270.00
Indian Rupee One Thousand Seven Hund  HSN/SAC  997224  Total  Tax Amount (in words): Indian Rupee Two Hund  Remarks:  005348/2303769 "Proposed Purchaser: Mr. Ghat Bhanudas Nerkar Name of Owner: Smt. Rajani Bhagwan KhairnarResidential Flat No. 05, Third  "Makrand Apartment "", Survey No. 102/ 1/ 1/ 2/ No. 22 + 23B, C.T.S. No. 5869/ 2/ 19, Near Yash Hospital, Dindori Naka, Peth Road, Panchavati, Nashik, Taluka & District - Nashik, PIN Code – 4/2 State – Maharashtra, Country – India.  "Company's PAN : AADCV4303R  Declaration  NOTE – AS PER MSME RULES INVOICE NEED	Taxable Value 1,500 1,500 ndred S  Inshyam Floor, K, Plot want /illage – 22 003,	Rate .00 9% .00 eventy Or Company's Bank Nam A/c No. Branch &	ntral Tax Amoun 135 135 135 Second Se	tails ICICI Bai 3455050 Nashik - /	Amoui 135 135 nk Ltd - N 01235 Adgaon Na	ashik	Total fax Amount 270.00 270.00
Indian Rupee One Thousand Seven Hund  HSN/SAC  997224  Total  Tax Amount (in words): Indian Rupee Two Hunder Remarks:  005348/2303769 "Proposed Purchaser: Mr. Ghas Bhanudas Nerkar Name of Owner: Smt. Rajani Bhagwan KhairnarResidential Flat No. 05, Third Makrand Apartment "", Survey No. 102/ 1/ 1/ 2/ No. 22 + 23B, C.T.S. No. 5869/ 2/ 19, Near Yash Hospital, Dindori Naka, Peth Road, Panchavati, Nashik, Taluka & District - Nashik, PIN Code – 42 State – Maharashtra, Country – India.  "Company's PAN : AADCV4303R  Declaration  NOTE – AS PER MSME RULES INVOICE NEED CLEARED WITHIN 45 DAYS OR INTEREST CH	Taxable Value 1,500 1,500 ndred S  Inshyam Floor, K, Plot want /illage – 22 003,	Rate .00 9% .00 eventy Or Company's Bank Nam A/c No. Branch &	ntral Tax Amoun 135 135 135 Second Se	tails ICICI Bai 3455050 Nashik - /	Amoui 135 135 nk Ltd - N 01235 Adgaon Na	ashik	Total fax Amount 270.00 270.00
Indian Rupee One Thousand Seven Hund  HSN/SAC  997224  Total  Tax Amount (in words): Indian Rupee Two Hund  Remarks:  005348/2303769 "Proposed Purchaser: Mr. Ghat Bhanudas Nerkar Name of Owner: Smt. Rajani Bhagwan KhairnarResidential Flat No. 05, Third  "Makrand Apartment "", Survey No. 102/ 1/ 1/ 2/ No. 22 + 23B, C.T.S. No. 5869/ 2/ 19, Near Yash Hospital, Dindori Naka, Peth Road, Panchavati, Nashik, Taluka & District - Nashik, PIN Code – 4/2 State – Maharashtra, Country – India.  "Company's PAN : AADCV4303R  Declaration  NOTE – AS PER MSME RULES INVOICE NEED	Taxable Value 1,500 1,500 ndred S  Inshyam Floor, K, Plot want /illage – 22 003,	Rate .00 9% .00 eventy Or Company's Bank Nam A/c No. Branch &	ntral Tax Amoun 135 135 135 Second Se	tails ICICI Bai 3455050 Nashik - /	Amoui 135 135 nk Ltd - N 01235 Adgaon Na ul@icici ukala Con	nt T 5.00 5.00 dashik ka & I	Total fax Amount 270.00 270.00