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





Valuation Report Prepared For: SBI / Sindkheda Branch / Mr.Ravi Ranjan Kumar (006130/2304351) Page 2 of 24

Vastu/Nashik/01/2024/006130/2304351 05/6-53 - CCBS Date: 05.01.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.4, Second Floor, Gat No.210/211/212,Plot No.17 & 18, Behind Ozar Fitness Zone , Viman Nagar At- Ozar , Taluka- Niphad, District - Nashik, PIN Code - 422 206. State - Maharashtra, Country - Indiabelongs Mr.Ravi Ranjan Kumar & Mrs. Neetu Singh.

Boundaries of the property:

Boundaries	Plot No.17	Plot No.18	Flat	
North	Plot No.16	Plot No.17	Flat No.3	
South	Plot No.18	Plot No.19	Plot No.19	
East	Gat No.209	Gat No.209	Gat No.209	
West	12 Mtrs Colony Road	12 Mtrs Colony Road	12 Mtrs Colony 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 ₹ 35,26,000.00 (Rupees Thirty-Five Lakh Twenty-Six 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

Manoi Chalikwar Digitally signed by Manoj Chalikwar DN: cn=Manoj Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbai, email=manoj@vastukala.org, c=IN Date: 2024.01.05 15:18:47 +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

fee red

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

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TeleFax: +91 22 28371325/24 mumbai@vastukala.org

www.vastukala.org

Thane

🕈 Delhi NCR 💡 Nashik

💡 Ahmedabad 💡 Jaipur

PROFORMA INVOICE

V a	stukala Consultants (I) Pvt Ltd	Invoice No.			Dated		
	-001,U/B FLOOR,		PG-4130/23-24			5-Dec-23	
	DOMERANG, CHANDIVALI FARM F	ROAD,	Delivery Note			Mode/Terms of Payment AGAINST REPORT	
	NDHERI-EAST 400072						
	STIN/UIN: 27AADCV4303R1ZX	,	Reference No. & Date.		Date.	Other References	
	ate Name:Maharashtra, Code:27 Mail:accounts@vastukala.org						
Bu	yer (Bill to)		Buyer's	Order No).	Dated	
	TATE BANK OF INDIA-SINDKHED	Δ					
	HIRPUR ROAD, SINDHKHEDA	^	Dispatc	h Doc No		Delivery No	te Date
	st- Dhule State – Maharashtra		006130/2304351 Dispatched through				
	N-425406					Destination	
GS	STIN/UIN : 27AAACS8577K2Z	20					
St	ate Name : Maharashtra, Code	: 27	Terms o	of Deliver	У		
SI	Particula	re			HSN/SAC	GST	Amount
No.	T dittodia				HONOAC	Rate	Amount
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	(10011110al IIISpection and Certification	i Services)		CGST			125.00
	ri u			SGST			135.00 135.00
				3031			135.00
				Total		-	1 770 00
Am	nount Chargeable (in words)		Total			1,770.00	
	(no.do)						F & O F
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	dian Rupee One Thousand Seven				C4	ata Tau	1 - 10 2 2
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999 Tax Rei 000 Ne	HSN/SAC 7224 Total x Amount (in words): Indian Rupee T marks: 6130/2304351 Mr.Ravi Ranjan Kumar ietu Singh -Residential Flat No.4, Secon .210/211/212,Plot No.17 & 18, Behind C	Taxable Value 1,500.00 1,500.00 wo Hundred & Mrs. d Floor, Gat Dzar Fitness	Cent Rate 9% Sevent Company Bank Nai A/c No.	Amount 135.0 135.0 / Only /'s Bank I	Rate 90 9% 00 Details : ICICI Ba : 3455050	Amount 135.0 135.0 135.0 ank Ltd - Na	Total Tax Amount 0 270.00 0 270.00
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