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





Valuation Report Prepared For: SBI/ Ozar Branch / Shri, Gorakh Dhondiram Gave (006479/2304604)

Page 2 of 26

Vastu/Nashik/01/2024/006479/2304604 20/7-306-CCRJ Date: 20.01,2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House No. 3, Ground +First Floor, " Laxmi Sagar Row Houses "Gat No.2656, Plot No.91, Near Ganesh Temple, Shivaji Nagar, At - Ozar, Taluka - Nifad, District -Nashik, PIN Code - 422 206, State - Maharashtra, Country - India belongs to Shri.Gorakh Dhondiram Gave & Sau.Pallavi Gorakh Gave

Boundaries of the property.

		Plot	Row House		
North	1:	Plot No.90	Row House No.2		
South	1:1	Plot No.92	Marginal Space & Plot No.92		
East	1:1	9.00-Meter-wide Colony Road	9.00-Meter-wide Colony Road		
West	1:	Plot No.82 & 83	Marginal Space & Plot No.82 & 83		

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 ₹ 26,91,000.00 (Rupees Twenty-Six Lakh Ninety-One 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.

Manoj 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: 2024.01.20 17:31:19 +05'30'

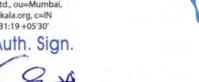
Director

Manoj B. Chalikwar

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

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

Encl: Valuation report.





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

Our Pan India Presence at:

Pune Mumbai 💡

Indore

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

Thane

Nanded P Delhi NCR P Nashik

Ahmedabad

Jaipur

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR,			Invoice No.			Dated		
			PG-4357/23-24		20-Jan-24			
BOOMERANG, CHANDIVALI FARM R	OAD.	Delivery Note			Mode/Terms of Payment			
ANDHERI-EAST 400072					AGAINST	REPORT		
GSTIN/UIN: 27AADCV4303R1ZX State Name: Maharashtra, Code: 27	Reference No. & Date.			Other References				
E-Mail : accounts@vastukala.org Buyer (Bill to)			Buyer's Order No.		Dated			
STATE BANK OF INDIA-OZAR	IDHAD	Dispatch Doc No. 006479/2304604 Dispatched through			Delivery Note Date			
OJHAR H.A.L.TOWNSHIP TALUKA N DIST:NASIK, MAHARASHTRA	IPHAD				Destination			
Pincode - 422207								
GSTIN/UIN : 27AAACS8577K2Z0	0	W5						
State Name : Maharashtra, Code : 27			Terms of Delivery					
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						ard Mig., an		
		,				Complete		
SI Particular	s			HSN/SAC	GST Rate	Amount		
1 VALUATION FEE (Technical Inspection and Certification	Services)			997224	18 %	1,500.00		
(100/modi mopositori dire commente			CGST			135.00		
			SGST			135.00		
			Total			1,770.00		
Amount Chargeable (in words)						E. & O.E		
Indian Rupee One Thousand Seven	Hundred S	eventy	Only					
HSN/SAC	Taxable		ntral Tax		tate Tax	Total		
007004	Value	Rate	Amount 135.		Amount 135.			
997224 Total	1,500.00 1,500.00	9%	135.		135.			
Tax Amount (in words) : Indian Rupee To	wo Hundred			Details				
Remarks:	Company's Bank Details Bank Name : State Bank of India							
006479/2304604 Shri.Gorakh Dhondiram Sau.Pallavi Gorakh Gave - Residential Ro	A/c No. : 32632562114 Branch & IFS Code: MIDC Andheri (E) & SBIN0007074							
3, Ground +First Floor, " Laxmi Sagar Row								
"Gat No.2656, Plot No.91, Near Ganesh T	emple,			1				
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Company's PAN : AADCV4303R		(O)	22 OV	X				
Declaration		Ship		14.0				
NOTE - AS PER MSME RULES INVOICE	NEED TO			*				
BE CLEARED WITHIN 45 DAYS OR INTE				N CON				
CHARGES APPLICABLE AS PER THE R MSME Registration No 27222201137	ULE.	UPI Vir	tual ID : va	stukala@i	cici			
Customer's Seal and Signature				for Vast	ukala Consu	ıltants (I) Pvt Ltd		
	Authorised Signatory							