



Valuation Report Prepared For: SBI / SPBB - Thatte Nagar Branch/ Smt. Ratna Murlidhar Chafekar (007100/2305072) Page 2 of 22

Vastu/Nashik/02/007100/2305072
21/10-294-RYRJ
Date: 21.02.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 04, First Floor, " Om Star Apartment Co - Op Housing Society Ltd. Nashik ", Survey No. 184/ 6/ 14, Plot No. 09, Near Sadguru Hospital, Adgaon Naka, Mumbai - Agra National Highway, Panchavati, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India belongs to **Smt. Ratna Murlidhar Chafekar**.

Boundaries of the property.

Boundaries	Building	Flat
North	Open plot	Flat No. 05
South	Road	Marginal Space
East	Building	Staircase/ Lobby
West	Open Plot	Marginal Space

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 **₹ 34,20,000.00 (Rupees Thirty-Four Lakh Twenty 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**
Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
SBI Empanelment No.: SME/TCC/2021-22/86/3

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.02.21 16:57:38 +05'30'

Auth. Sign



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
- Aurangabad
- Pune
- Rajkot
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- Nanded
- Indore
- Raipur
- Delhi NCR
- Nashik
- Ahmedabad
- 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	Invoice No. PG-4787/23-24	Dated 21-Feb-24
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) State Bank of India Specialised Personal Banking Branch Sarswati Heights,Plot No.10,Thatte Nagar, Gangapur Road,Nashik -422 005 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. 007100/2305072	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:

007100/2305072 Smt. Ratna Murlidhar Chafekar - Residential Flat No. 04, First Floor, " Om Star Apartment Co - Op Housing Society Ltd. Nashik ", Survey No. 184/ 6/ 14, Plot No. 09, Near Sadguru Hospital, Adgaon Naka, Mumbai - Agra National Highway, Panchavati, 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

Pooja Dagare

Digitally signed by Pooja Dagare
DN: cn=Pooja Dagare, o=Vastukala Consultants (I) Pvt Ltd, ou=Vastukala Mumbai, email=accounts@vastukala.org, c=IN
 C=IN, O=Vastukala Consultants (I) Pvt Ltd, OU=Vastukala Mumbai, CN=Pooja Dagare

Authorised Signatory

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