

## PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> 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. <b>PG-4926/23-24</b>	Dated <b>29-Feb-24</b>
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) <b>STATE BANK OF INDIA</b> RACPC NASHIK BRANCH 1st Floor, Patel Plaza, N.D.Patel Road, Opp BSNL, Landmark Seawoods Navratna Hotel Nashik-422001 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. <b>007308/2305223</b>	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>2,000.00</b>
	<b>CGST</b>			<b>180.00</b>
	<b>SGST</b>			<b>180.00</b>
	<b>Total</b>			<b>₹ 2,360.00</b>

Amount Chargeable (in words) E. & O.E

**Indian Rupee Two Thousand Three Hundred Sixty Only**

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,000.00	9%	180.00	9%	180.00	360.00
<b>Total</b>	<b>2,000.00</b>		<b>180.00</b>		<b>180.00</b>	<b>360.00</b>

Tax Amount (in words) : **Indian Rupee Three Hundred Sixty Only**

**Remarks:**

007308/2305223 Mr. Karbhari Baburao Khairnar & Mrs. Vijaya Karbhari Khairnar - Residential Flat No. 03, First Floor, " Shree Tirumala Plaza Apartment ", Survey No. 305/ A/ 2, Near Rudra The Practical School, Upendra Nagar, Ambad - Trimurti Chowk Link Road, Village - Ambad Khurd, Taluka & District - Nashik, PIN Code - 422 010, 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  
 Date: 2024.02.29 11:01:15 +05'30'  
**Authorised Signatory**

This is a Computer Generated Invoice



Vastu/Nashik/02/2024/007308/2305223  
29/2-445-RYBS  
Date: 29.02.2024

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 03, First Floor, " **Shree Tirumala Plaza Apartment** ", Survey No. 305/ A/ 2, Near Rudra The Practical School, Upendra Nagar, Ambad - Trimurti Chowk Link Road, Village – Ambad Khurd, Taluka & District - Nashik, PIN Code - 422 010, State - Maharashtra, Country - India belongs to **Name of Owner: Mr. Karbhari Baburao Khairnar & Mrs. Vijaya Karbhari Khairnar.**

Boundaries of the property.

Boundaries of the property		Plot	Flat
North	:	S. No.304	Side Margin
South	:	12. Mtr Road	Flat No. 04
East	:	18. Mtr Road	Side Margin & 18 Mtrs Wide Road
West	:	Open Space	Side Margin

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at **₹ 35,80,200.00 (Rupees Thirty Five Lakh Eighty Thousand Two Hundred 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: 2024.02.29 11:36:59 +05'30'

Auth. Sign.

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.



*Real Report only*  
*02/08/24*



[www.vastukala.org](http://www.vastukala.org)

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

### Our Pan India Presence at :

- Mumbai
- Thane
- Delhi NCR
- Aurangabad
- Nashik
- Pune
- Indore
- Ahmedabad
- Rajkot
- Raipur
- 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](mailto:mumbai@vastukala.org)



STATE BANK OF INDIA

RETAIL ASSETS CENTRALISED PROCESSING CENTRE  
NEAR SAKAL CIRCLE, TRIMBAK ROAD, SATPUR  
DIST- NASIK, MAHARASHTRA- 422001  
L/L- 0253-2223005 & 2223007,  
EMAIL ID- [sbi.10518@sbi.co.in](mailto:sbi.10518@sbi.co.in)

To,  
Vastukala Consultants (I) Pvt. Ltd.  
4, Madhusa Elite, Vrundavan Nagar,  
Jatra-Nandur Naka Link Road,  
Adgaon, Nashik-03  
Mobile- 9890380564/ 9673911618/ 9167204052

RACPC/ NSK/NPA/Q4/06/2023-24

Date: 26/02/2024

Dear Sir,

**ALLOTMENT OF CASES FOR VALUATION**

With reference to above we request you to kindly carry out the valuation of the assets of the mentioned borrowers who have failed to repay their dues and against whom SARFAESI action has been initiated. The details of the borrowers are:

SI No	Loan Account No.	Name of the Borrower
1	38294923497	Kharbahhari Baburao Khairnar

2. We request you to kindly evaluate the property immediately or otherwise from outside after consulting the concerned authorized bank official in case the property is found closed or if the borrower is not allowing or co-operating during the evaluation process while visit.

Yours faithfully,

Authorized Signatory,  
SBI, RACPC, Nashik

