

Valuation Report Prepared For: SBI/ Racpc Nashik branch / Mr. Virbhan Namdeo Deore & Other (007574/2305435) Page 2 of 24

Vastu/Nashik/03/2024/007574/2305435  
09/22-183-RYRJ  
Date: 09.03.2024

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 603, Sixth Floor, "Shivtirth Co-Operative Housing Society Limited Nashik", Survey No. 728/ 1 to 10/ 13B to 25A/ 137, Plot No. 88, Final Plot No. 489, TPS-II, Near Luxx Riveria Hotel, Mahatma Nagar, Trimbakeshwar Road, Village – Nashik, Taluka & District – Nashik, Nashik - 422 007, State – Maharashtra, Country – India belongs to **Name of Owner: Mr. Virbhan Namdeo Deore, Mrs. Rekha Virbhan Deore & Mr. Gaurav Virbhan Deore.**

Boundaries of the property:

Boundaries	Building	Flat
North	Building	Lobby & Flat No. 601 Part & Flat No. 602 Part.
South	Building	Marginal Space
East	Building	Marginal Space
West	Road	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 ₹ 92,70,000.00 (Rupees Ninety-Two Lakh Seventy Thousand Only). As per Site Inspection 71% Construction Work is Completed.

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  
Encl: Valuation report.

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.03.09 17:57:13 +05'30'

Auth. Sign



**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, Tel. : +91 253 4068262 / 9890380564

### Our Pan India Presence at :

Mumbai, Aurangabad, Pune, Rajkot  
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**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**

<b>Vastukala Consultants (I) Pvt Ltd</b> B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST, MUMBAI - 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org 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	Invoice No.	Dated
	<b>PG-5118/23-24</b>	<b>9-Mar-24</b>
	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>007574/2305435</b>	Delivery Note Date
Dispatched through	Destination	
Terms of Delivery		

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>1,500.00</b>
	<b>CGST</b>			<b>135.00</b>
	<b>SGST</b>			<b>135.00</b>
<b>Total</b>				<b>1,770.00</b>

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
<b>Total</b>			<b>135.00</b>		<b>135.00</b>	<b>270.00</b>

Tax Amount (in words) : **Indian Rupee Two Hundred Seventy Only**

*Remarks:*  
 007574/2305435 Mr. Virbhan Namdeo Deore, Mrs. Rekha Virbhan Deore & Mr. Gaurav Virbhan Deore - Residential Flat No. 603, Sixth Floor, "Shivirth Co -Operative Housing Society Limited Nashik", Survey No. 728/ 1 to 10/ 13B to 25A/ 137, Plot No. 88, Final Plot No. 489, TPS-II, Near Luxx Riveria Hotel, Mahatma Nagar, Trimbakeshwar Road, Village - Nashik, Taluka & District - Nashik, Nashik - 422 007, 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

Customer's Seal and Signature for Vastukala Consultants (I) Pvt Ltd

Authorized Signatory

This is a Computer Generated Invoice

10/04/2023  
 depak sir SBI