



Vastu/Nashik/03/2024/007761/2305568
17/1-316-RPBS
Date: 17.03.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1, Ground Floor, " Sai Shyam Apartment", Survey No. 878/3, Plot No. 30, Near The Doodles Day Care & Preschool, Ashwamedh Colony, Rajiv Nagar, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 009, State – Maharashtra, Country – India belongs to **Sau. Anagha Kishor Pawar & Shri. Himmatrao Sitaram Patil.**

Boundaries of the property.

Boundaries	Building	Flat
North	Building	Marginal Space
South	Road	Open Space
East	Building	Flat No.2
West	Road	Open 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 and valued for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at **₹ 18,02,350.00 (Rupees Eighteen Lakh Two Thousand Three Hundred Fifty 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

Think.Innovate.Create

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
Chalikwar

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai, email=cmd@vastukala.org,
c=IN
Date: 2024.03.18 11:10:52 +05'30'

Auth. Sign.



Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report.

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
- Thane
- Delhi NCR
- Aurangabad
- Nanded
- 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

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd 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	Invoice No. PG-5249/23-24	Dated 17-Mar-24
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) Bank of Baroda -Narsingh Nagar Branch 1,Sukhshanti Heights, Narsingh Nagar, Gangapur Road, Nashik-422 013, GSTIN/UIN : 27AAACB1534F2Z5 State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. 007761/2305568	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 %	3,000.00
	CGST			270.00
	SGST			270.00
Total				₹ 3,540.00

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

Indian Rupee Three Thousand Five Hundred Forty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	3,000.00	9%	270.00	9%	270.00	540.00
Total	3,000.00		270.00		270.00	540.00

Tax Amount (in words) : **Indian Rupee Five Hundred Forty Only**

Remarks:

007761/2305568 Sau. Anagha Kishor Pawar & Shri. Himmatrao Sitaram Patil.- Residential Flat No. 1, Ground Floor, " Sai Shyam Apartment", Survey No. 878 /3, Plot No. 30, Near The Doodles Day Care & Preschool, Ashwamedh Colony, Rajiv Nagar, Village – ashik, Taluka & District - Nashik, PIN Code – 422 009, 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

Authorised Signatory

This is a Computer Generated Invoice

Received

By *Sekant*

18/03/2024

