CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company Consultants (1) Pvt. Ltd.



Valuation Report Prepared For: UBI / Nashik Road Branch/ Mr. Sunil Prabhakar Chavan.(007857/2305668)

Page 2 of 23

Vastu/Nashik/03/2024/007857/2305668 20/34-416-RYBS Date: 20.03.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 12, Stilt Second Floor, "Dream Heritage C", Survey No. 25/ 1B/ 1+1B/ 2/ 1+25/ 1B+1B/ 2/ 3, Plot No. 01, Behind Icchamani Lawns, Near Shanti Park MNP Udyan, Upnagar, Nashik - Pune Road, Village - Agartakli, Taluka & District - Nashik - 422 101, State -Maharashtra, Country - India. belongs to Name of Owner: Mr. Sunil Prabhakar Chavan.

Boundaries of the property.

Boundaries	Building	Flat
North	Plot No. 04 & 05	Marginal Space
South	18.00 M. D.P. Road	Flat No. 11
East	Plot No. 02	Flat No. 13
West	Shanti Park	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 and valued for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at ` 38,62,180.00 (Rupees Thirty Eight Lakh Sixty Two Thousand One Hundred Eighty 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.Crea For VASTUKALA CONSULTANTS (I) PVT. LTD.

Chalikwar

Sharadkumar Digitally signed by Sharadkumar Chalikwar DN: cn=Sharadkumar Chalikwar, o=Vastukala Consultants (i) Pvt. Ltd., ou=Mumbai, email=cmd@vastukala.org. Date: 2024.03.20 19:05:25 +05'30'

Auth. Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer Chartered Engineer (India) Reg. No. (N) CCIT/1-14/52/2008-09 UBI Emp No. ROS:ADV:Valuer/033:008:2021-22

22/03/24

Nashik: 4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)

Our Pan India Presence at :

Mumbai 💡 Thane

P Delhi NCR P Nashik

♀ Aurangabad ♀ Pune Nanded

Indore

E-mail: nashik@vastukala.org, Tel.: +91 253 4068262 / 9890380564

Rajkot Raipur 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

es	PG-5346/23-24 Delivery Note Mode/Terms of Payment Mode/Terms of Payment Mode/Terms of Payment Mode/Terms of Payment Reference No. & Date. Other References Buyer's Order No. Dated F INDIA-NASHIK ROAD A Artillery Centre Road, N Ashik Dispatch Doc No. 007857/2305668	la Consultants (I) Pvt Ltd	Dated		
es	HANDIVALI FARM ROAD, MUMBAI - 400072 ADCV4303R1ZX Aharashtra, Code : 27 @vastukala.org Buyer's Order No. Delivery Note Mode/Terms of Payment Other References Dated Dispatch Doc No. Delivery Note Mode/Terms of Payment Dispatch Dot No. Delivery Note Dother References Delivery Note Date Other References Dated Dispatch Doc No. Delivery Note Date				
	Reference No. & Date. Other References Other R	RANG,CHANDIVALI FARM ROAD, RI-EAST, MUMBAI - 400072 Delivery Note Mode/Terms of Pa	yment		
ate	Buyer's Order No. Prindia-Nashik ROAD Dispatch Doc No. Delivery Note Date 007857/2305668	me : Maharashtra, Code : 27	Other References		
Date	Dispatch Doc No. Delivery Note Date 007857/2305668	Il to) Buyer's Order No. Dated			
		Bungalow, Artillery Centre Road, Dispatch Doc No. Delivery Note Date	е		
	, 27 AACOOSOTO (21) Highatched infolion Desiliation				
Sex Justs	: Maharashtra, Code : 27	Dispatoriod tirrough	ir domi		
		Terms of Delivery			
	Terms of Delivery				
	Terms of Delivery	erwadi me ota en			
Amount	Terms of Delivery	Falticulars	mount		
	Particulars HSN/SAC GST Amount	Rate	1 1 2		
		VALUATION FEE hnical Inspection and Certification Services) 997224 18 %			
	Particulars HSN/SAC GST Amount Rate TION FEE pection and Certification Services) 997224 18 % 3,000.00	CGST			
270.0	Particulars HSN/SAC GST Amount Rate TION FEE pection and Certification Services) CGST 270.00	SGST	270.00		
270.0	Particulars HSN/SAC GST Amount Rate TION FEE pection and Certification Services) CGST 270.00				
270.0	Particulars HSN/SAC GST Amount Rate TION FEE pection and Certification Services) CGST 270.00				
270.0	Particulars HSN/SAC GST Amount Rate TION FEE pection and Certification Services) CGST 270.00				
270.0	Particulars HSN/SAC GST Amount Rate TION FEE pection and Certification Services) CGST 270.00	Total ₹ 3	,540.00		
270.0 270.0	Particulars HSN/SAC GST Amount Rate 997224 18 % 3,000.00 CGST SGST SGST 270.00	Chargeable (in words)	E. & O.E		
270.0 270.0	Particulars HSN/SAC GST Amount Rate 997224 18 % 3,000.00 270.00 Total Total	Rupee Three Thousand Five Hundred Forty Only			
270.0 270.0 E. & O.	Particulars HSN/SAC GST Amount	TISIN/SAC			
270.0 270.0 E. & O.	Particulars HSN/SAC GST Amount Rate 997224 18 % 3,000.00 CGST SGST 270.00 270.00 Total Total ₹ 3,540.00 E. & O.E. HSN/SAC Taxable Central Tax State Tax Total	Value Trace Part 270 00			
270.0 270.0 270.0 E. & O.	Particulars	Total 3,000.00 270.00 270.00	540.0		
270.0 270.0 270.0 E. & O. Total Tax Amou	Particulars	unt (in words) : Indian Runee Five Hundred Forty Only			
270.0 270.0 270.0 E. & O. Total Tax Amou	Particulars	ant (in words) . Indian reapes in the manager of the			
270.0 270.0 270.0 E. & O. Total Tax Amou 540.0 540.0	Particulars	Company's Bank Details			
270.00 270.00 E. & O. Total Tax Amou 540.00 540.00	Particulars	Company's Bank Details Bank Name : ICICI Bank Ltd - Nashik A/c No. : 345505001235			
270.00 270.00 E. & O. Total Tax Amou 540.00 540.00	Particulars	Company's Bank Details Bank Name : ICICI Bank Ltd - Nashik A/c No. : 345505001235 Branch & IFS Code: Nashik - Adgaon Naka & K			
270.00 270.00 E. & O. Total Tax Amou 540.00 540.00	Particulars HSN/SAC GST Amount Rate 997224 18 % 3,000.00	Company's Bank Details Bank Name : ICICI Bank Ltd - Nashik A/c No. : 345505001235 Branch & IFS Code: Nashik - Adgaon Naka & ICICI Bank Ltd - Nashik A/c No. : 345505001235 Branch & IFS Code: Nashik - Adgaon Naka & ICICI Bank Ltd - Nashik			
270.00 270.00 E. & O. Total Tax Amou 540.00 540.00	Particulars HSN/SAC GST Rate 997224 18 % 3,000,00 18 % 3,540,00 18 % 3,540,00 18 % 3,540,00 18 % 3,000,00 18 % 3,540,00 18 % 3,540,00 18 % 3,540,00 18 % 3,540,00 18 % 3,540,00 18 % 3,540,00 18 % 3,540,00 18 % 3,540,00 18 % 3,000,00 18 % 3,540,00 18 % 3,540,00 18 % 3,540,00 18 % 3,540,00 18 % 3,540,00 18 % 3,000,00	Company's Bank Details Bank Name : ICICI Bank Ltd - Nashik A/c No. : 345505001235 Branch & IFS Code: Nashik - Adgaon Naka & IC C", Survey No. 25/ 1B/ 1+1B/ 2/ 1+25/ 1B+1B/ 2 No. 01. Behind Icchamani Lawns, Near Shanti			
270.00 270.00 E. & O. Total Tax Amou 540.00 540.00	Particulars HSN/SAC GST Rate 997224 18 % 3,000.00	Company's Bank Details Bank Name A/c No. 345505001235 Branch & IFS Code: Nashik - Adgaon Naka & IC C", Survey No. 25/ 1B/ 1+1B/ 2/ 1+25/ 1B+1B/ 2 No. 01, Behind Icchamani Lawns, Near Shanti NP Udyan, Upnagar, Nashik - Pune Road, Village ikli, Taluka & District - Nashik - 422 101, State -			
270.00 270.00 E. & O. Total Tax Amou 540.00 540.00	Particulars HSN/SAC GST Amount Rate	Company's Bank Details Bank Name A/c No. Branch & IFS Code: Nashik - Adgaon Naka & Ko Company's Bank Details Bank Name A/c No. Branch & IFS Code: Nashik - Adgaon Naka & Ko Company's Bank Details Bank Name A/c No. Branch & IFS Code: Nashik - Adgaon Naka & Ko Company's Bank Details Bank Name A/c No. Branch & IFS Code: Nashik - Adgaon Naka & Ko Company's Bank Details Bank Name A/c No. Branch & IFS Code: Nashik - Adgaon Naka & Ko Company's Bank Details Bank Name A/c No. Branch & IFS Code: Nashik - Adgaon Naka & Ko Company's Bank Details Bank Name A/c No. Branch & IFS Code: Nashik - Adgaon Naka & Ko Company's Bank Details Bank Name A/c No. Branch & IFS Code: Nashik - Adgaon Naka & Ko Company's Bank Details Bank Name A/c No. Branch & IFS Code: Nashik - Adgaon Naka & Ko Company's Bank Details Bank Name A/c No. Branch & IFS Code: Nashik - Adgaon Naka & Ko Company's Bank Details Bank Name A/c No. Branch & IFS Code: Nashik - Adgaon Naka & Ko Company's Bank Details Bank Name A/c No. Branch & IFS Code: Nashik - Adgaon Naka & Ko Company's Bank Details Bank Name A/c No. Branch & IFS Code: Nashik - Adgaon Naka & Ko Company's Bank Details Bank Name A/c No. Branch & IFS Code: Nashik - Adgaon Naka & Ko Company's Bank Details Bank Name A/c No. Branch & IFS Code: Nashik - Adgaon Naka & Ko Company's Bank Details Bank Name A/c No. Branch & IFS Code: Nashik - Adgaon Naka & Ko Company's Bank Details			
270.00 270.00 E. & O. Total Tax Amou 540.00 540.00	Particulars HSN/SAC GST Amount Rate Particulars Particular	Company's Bank Details Bank Name A/c No. : 345505001235 Branch & IFS Code: Nashik - Adgaon Naka & K 2305668Mr. Sunil Prabhakar Chavan Initial Flat No. 12, Stilt Second Floor, "Dream C C", Survey No. 25/ 1B/ 1+1B/ 2/ 1+25/ 1B+1B/ 2 No. 01, Behind Icchamani Lawns, Near Shanti NP Udyan, Upnagar, Nashik - Pune Road, Village Ikli, Taluka & District - Nashik - 422 101, State — Shtra, Country — India			
270.00 270.00 E. & O. Total Tax Amou 540.00 540.00	Particulars HSN/SAC GST Amount Rate	Company's Bank Details Bank Name A/c No. : 345505001235 Branch & IFS Code: Nashik - Adgaon Naka & K P Udyan, Upnagar, Nashik - Pune Road, Village Ikli, Taluka & District - Nashik - 422 101, State - Shtra, Country - India Iny's PAN : AADCV4303R UPI Virtual ID : vastukalaconsul@icici	CIC000345		
270.00 270.00 E. & O. Total Tax Amoun 540.00 540.00	Particulars HSN/SAC GST Amount Rate 997224 18 % 3,000.00 270.00	Company's Bank Details Bank Name A/c No. 345505001235 Bank Name A/c No. 345505001235 Branch & IFS Code: Nashik - Adgaon Naka & IC Bank Name A/c No. 345505001235 Branch & IFS Code: Nashik - Adgaon Naka & IC Bank Name A/c No. 345505001235 Branch & IFS Code: Nashik - Adgaon Naka & IC Bank Name A/c No. 345505001235 Branch & IFS Code: Nashik - Adgaon Naka & IC Bank Name A/c No. 345505001235 Branch & IFS Code: Nashik - Adgaon Naka & IC Bank Name A/c No. 345505001235 Branch & IFS Code: Nashik - Adgaon Naka & IC Bank Name A/c No. 345505001235 Branch & IFS Code: Nashik - Adgaon Naka & IC Bank Name A/c No. 345505001235 Branch & IFS Code: Nashik - Adgaon Naka & IC Bank Name A/c No. 345505001235 Branch & IFS Code: Nashik - Adgaon Naka & IC Bank Name A/c No. 345505001235 Branch & IFS Code: Nashik - Adgaon Naka & IC Bank Name A/c No. 345505001235 Branch & IFS Code: Nashik - Adgaon Naka & IC Bank Name A/c No. 345505001235 Branch & IFS Code: Nashik - Adgaon Naka & IC Bank Name A/c No. 345505001235 Branch & IFS Code: Nashik - Adgaon Naka & IC Bank Name A/c No. 345505001235 Branch & IFS Code: Nashik - Adgaon Naka & IC Bank Name A/c No. 345505001235 Branch & IFS Code: Nashik - Adgaon Naka & IC Bank Name A/c No. 345505001235 Branch & IFS Code: Nashik - Adgaon Naka & IC Bank Name A/c No. 345505001235 Branch & IFS Code: Nashik - Adgaon Naka & IC Bank Name A/c No. 345505001235 Branch & IFS Code: Nashik - Adgaon Naka & IC Bank Name A/c No. 345505001235 Branch & IFS Code: Nashik - Adgaon Naka & IC Bank Name A/c No. 345505001235 Branch & IFS Code: Nashik - Adgaon Naka & IC Bank Name A/c No. 345505001235 Branch & IFS Code: Nashik - Adgaon Naka & IC Bank Name A/c No. 345505001235 Branch & IFS Code: Nashik - Adgaon Naka & IC Bank Name A/c No. 345505001235 Branch & IFS Code: Nashik - Adgaon Naka & IC Bank Name A/c No. 345505001235 Branch & IFS Code: Nashik - Adgaon Naka & IC Bank Name A/c No. 345505001235 Branch & IFS Code: Nashik - Adgaon Naka & IC Bank Name A/c No. 345505001235 Branch & IFS Code: Nashik - Adgaon N	CIC000345		
Amou		Particulars HSN/SAC GST Rate VALUATION FEE hnical Inspection and Certification Services) CGST CGST CGST AI Rate	3,0		
		Addigatory, Attacky Control (1997)	е		
Date	n, Nashik 007857/2305668	BANK OF INDIA-NASHIK ROAD			
ate	F INDIA-NASHIK ROAD A Artillery Centre Road, A Nashik Dispatch Doc No. 007857/2305668 Delivery Note Date	accounts@vastukala.org			
Date	@vastukala.org Buyer's Order No. Pated Buyer's Order No. Dated Dispatch Doc No. Delivery Note Date 007857/2305668	JIN: 27AADCV4303R1ZX	•		
	Reference No. & Date. Other References Dated Dispatch Doc No. Delivery Note Date 007857/2305668	0 110,0111 110.11			
es	HANDIVALI FARM ROAD, MUMBAI - 400072 ADCV4303R1ZX Aharashtra, Code : 27 @vastukala.org Buyer's Order No. Delivery Note Mode/Terms of Payment Other References Dated Dispatch Doc No. Delivery Note Mode/Terms of Payment Dispatch Dot No. Delivery Note Dother References Other References Dated Dispatch Doc No. Delivery Note Date 007857/2305668				
es	PG-5346/23-24 Delivery Note Mode/Terms of Payment Mode/Terms of Payment Mode/Terms of Payment Reference No. & Date. Other References Buyer's Order No. Dated F INDIA-NASHIK ROAD A Artillery Centre Road, A Nashik Dispatch Doc No. 007857/2305668		- 1000		