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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: SBI / Adgaon Branch/ Shri. Vilas Arjun Gare & Sau. Mirabai Vilas Gare. (008817/2306376) Page 2 of 24

Vastu/Nashik/05/2024/008817/2306376

18/9-236-RYBS

Date: 18.05.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 17, First Floor, " **Laxmi Apartment No.2** ", Survey No. 25-C/1/2/1 & 25-C/1/2/2 & 25-C/1/2/3, Plot No. 09, Behind Smart Bazaar, Jayabai Colony, Nashik - Pune Road, Village - Deolali, Taluka & District - Nashik, PIN Code - 422 214, State - Maharashtra, Country - India. belongs to **Name of Owner: Shri. Vilas Arjun Gare & Sau. Mirabai Vilas Gare.**

Boundaries of the property.

Boundaries of the property		Plot
North	:	S.No.240
South	:	15.00 Mtr. DP Road
East	:	Plot No.09
West	:	Plot No.13

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 **₹17,92,880.00 (Rupees Seventeen Lakh Ninety Two Thousand Eight 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

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: 2024.05.18 17:24:04 +05'30'

Auth. Sign.



Nashik: 4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA
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Our Pan India Presence at :

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Regd. Office


B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai** :400072, (M.S), India

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🌐 **www.vastukala.co.in**

PROFORMA INVOICE

 VASTUKALA <small>Consulting & Certification</small>	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.co.in	Invoice No. PG-497/24-25	Dated 18-May-24
		Delivery Note	Mode/Terms of Payment
		Reference No. & Date.	Other References
Buyer (Bill to) State Bank of India Adgaon Branch Vibhuti, Plot no 1, SURvey No 501, Nashik Agra Road, Adgaon SHivar Nashik GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27		Buyer's Order No.	Dated
		Dispatch Doc No. 008817/2306376	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 %	2,000.00
	CGST			180.00
	SGST			180.00
Total				₹ 2,360.00

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
Total			180.00		180.00	360.00

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

Remarks:

008817/2306376 Name of Owner: Shri. Vilas Arjun Gare & Sau. Mirabai Vilas Gare. Residential Flat No. 17, First Floor, "Laxmi Apartment No.2", Survey No. 25-C/1/2/1 & 25-C/1/2/2 & 25-C/1/2/3, Plot No. 09, Behind Smart Bazaar, Jayabai Colony, Nashik - Pune Road, Village - Deolali, Taluka & District - Nashik, PIN Code - 422 214, 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