



VASTUKALA
Unlocking Excellence

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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/05/2024/008893/2306449

24/7-309-RYRJ

Date: 24.05.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 01, First Floor, "Shree Samarth Residency", Survey No. 10/ 3C, Plot No. 8, Near Sai Baba Temple, Ramkrishna Nagar, Makhamalabad Mhasrul Link Road, Village – Makhamalabad, Taluka & District - Nashik, PIN Code - 422 004, State - Maharashtra, Country - India. belongs to Name of Owner: **Sau. Pranita Rohit Dapurkar & Shri. Rohit Pralhad Dapurkar.**

Boundaries of the property.

Boundaries of the property		Plot
North	:	Building & Open Plot
South	:	Road
East	:	Row Houses
West	:	Row Houses

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 Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at **₹28,98,360.00 (Rupees Twenty Eight Lakh Ninety Eight Thousand Three Hundred Sixty 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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.05.24 16:32:52 +05'30'

Auth. Sign.



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.



Nashik: 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA

Email: nashik@vastukala.co.in | Tel : +91 253 4068262/98903 80564

Our Pan India Presence at :

- 📍 Nanded
- 📍 Thane
- 📍 Ahmedabad
- 📍 Delhi NCR
- 📍 Mumbai
- 📍 Nashik
- 📍 Rajkot
- 📍 Raipur
- 📍 Aurangabad
- 📍 Pune
- 📍 Indore
- 📍 Jaipur

Regd. Office

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

📞 +91 22 47495919

✉️ mumbai@vastukala.co.in

🌐 www.vastukala.co.in



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.co.in	Invoice No. PG-570/24-25	Dated 24-May-24
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
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	Dispatch Doc No. 008893/2306449	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	2,000.00		180.00		180.00	360.00

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

Remarks:
 008893/2306449 Sau. Pranita Rohit Dapurkar & Shri. Rohit Pralhad Dapurkar - Residential Flat No. 01, First Floor, "Shree Samarth Residency", Survey No. 10/ 3C, Plot No. 8, Near Sai Baba Temple, Ramkrishna Nagar, Makhamalabad Mhasrul Link Road, Village - Makhamalabad, Taluka & District - Nashik, PIN Code - 422 004, 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

Authorised Signatory

This is a Computer Generated Invoice