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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: SBI / Adgaon Branch/ Sau. Meera Sandip Gite (009180/2306650) Page 2 of 24

Vastu/Nashik/06/2024/009180/2306650  
10/1-94-RYBS  
Date: 10.06.2024

**VALUATION OPINION REPORT**

This is to certify that the property bearing Residential Flat No. 03, First Floor, " **Suyash Apartment** ", Survey No. 127, Plot No. 42, Near Shree Kalika Mata Mandir And Mahadev Mandir, Shivaji Nagar, Gangapur - Satpur Road, Village - Gangapur, Taluka & District - Nashik, PIN Code - 422007, State - Maharashtra, Country - India belongs to Name of Owner: **Sau. Meera Sandip Gite.**

Boundaries of the property.

Boundaries of the property	Plot
North	Gangapur S. No. 124
South	Colony Road
East	Plot No. 41
West	Plot No. 43

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 ₹ 21,54,000.00 (Rupees Twenty-One Lakh Fifty-Four Thousand 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

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.06.11 15:22:00 +05'30'

*[Handwritten Signature]*  
Auth. Sign.



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.


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

 <b>VASTUKALA</b> <small>INSPECTION &amp; CERTIFICATION</small>	<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.co.in	Invoice No. <b>PG-770/24-25</b>	Dated <b>10-Jun-24</b>
	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>	Reference No. & Date.
Buyer (Bill to) <b>State Bank of India</b> 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. <b>009180/2306650</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>2,000.00</b>
	<b>CGST</b>			<b>180.00</b>
	<b>SGST</b>			<b>180.00</b>
	<b>Total</b>			<b>2,360.00</b>

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
<b>Total</b>	<b>2,000.00</b>		<b>180.00</b>		<b>180.00</b>	<b>360.00</b>

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

**Remarks:**  
 009180/2306650 Name of Owner: Sau. Meera Sandip Gite Residential Flat No. 03, First Floor, "Suyash Apartment", Survey No. 127, Plot No. 42, Near Shree Kalika Mata Mandir And Mahadev Mandir, Shivaji Nagar, Gangapur - Satpur Road, Village - Gangapur, Taluka & District - Nashik, PIN Code - 422007, 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



18/6/24