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# Vastukala Consultants (I) Pvt. Ltd.

Valuation Report / SBI / RACPC Nashik Branch / Shri. Nitin Raghunath Mitke & Others (0092711/2306724) Page 2 of 25

MSME Reg No: UDYAM-MH-18-008361  
An ISO 9001 : 2015 Certified Company  
CIN: U74120MH2010PTC207861

Vastu/Nashik/06/2024/009271/2306724  
13/14-168-RYBS  
Date: 13.06.2024

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. B - 401, Fourth Floor, " Prabhath Gaurav Apartment ", Survey No. 86/ 1/ 3A/ 1, Plot No. 01, Behind Vitthal Rukmini Mangal Karyalaya, Janata Raja Colony, Makhmalabad Road, Village - Nashik, Taluka & District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India. belongs to **Name of Owner: Shri. Nitin Raghunath Mitke & Sau. Savita Nitin Mitke.**

Boundaries of the property.

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

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 ₹ 51,99,420.00 (Rupees Fifty One Lakh Ninety Nine Thousand Four Hundred Twenty 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: 2024.06.13 17:15:37 +05'30'

*[Handwritten Signature]*  
Auth. Sgn.



**Manoj B. Chalikwar**  
Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
SBI Empanelment No.: SME/TCC/2021-22/86/3

*[Handwritten Signature]*  
13/06/24

### Our Pan India Presence at :

- Nanded
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- Rajkot
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- Delhi NCR
- Raipur
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### Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai: 400072, (M.S), India**  
+91 2247495919  
mumbai@vastukala.co.in  
www.vastukala.co.in





**PROFORMA INVOICE**

 <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.	Dated				
	PG-840/24-25	13-Jun-24				
Buyer (Bill to) <b>STATE BANK OF INDIA</b> RACPC NASHIK BRANCH 1st Floor, Patel Plaza, N.D.Patel Road, Opp BSNL, Landmark Seawoods Navratna Hotel Nashik-422001 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment				
	Reference No. & Date.	Other References				
	Buyer's Order No.	Dated				
	Dispatch Doc No.	Delivery Note Date				
	009271/2306724					
	Dispatched through	Destination				
Terms of Delivery						
SI No.	Particulars	HSN/SAC	GST Rate	Amount		
1	<b>VALUATION FEE</b> (Technical Inspection and Certification Services)	997224	18 %	<b>2,000.00</b>		
				<b>180.00</b>		
				<b>180.00</b>		
				<b>2,360.00</b>		
Amount Chargeable (in words)				E. & O.E		
<b>Indian Rupee Two Thousand Three Hundred Sixty Only</b>						
HSN/SAC	Taxable Value	Central Tax Rate	Central Tax Amount	State Tax Rate	State Tax Amount	Total Tax 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) : <b>Indian Rupee Three Hundred Sixty Only</b>						
Remarks: 009271/2306724 Shri. Nitin Raghunath Mitke & Sau. Savita Nitin Mitke. - Residential Flat No. B - 401, Fourth Floor, " Prabhat Gaurav Apartment ", Survey No. 86/ 1/ 3A/ 1, Plot No. 01, Behind Vitthal Rukmini Mangal Karyalaya, Janata Raja Colony, Makhmalabad Road, Village - Nashik, Taluka & District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India. Company's PAN : <b>AADCV4303R</b> 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 : <b>ICICI Bank Ltd - Nashik</b> A/c No. : <b>345505001235</b> Branch & IFS Code: <b>Nashik - Adgaon Naka &amp; ICIC0003455</b>  UPI Virtual ID : vastukalaconsul@icici				
Customer's Seal and Signature			for Vastukala Consultants (I) Pvt Ltd ASMITA JAYSING RATHOD Digitally signed on 13-08-2024 17:13:40 Authorised Signatory			

This is a Computer Generated Invoice

*By copy not need*

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 CIN: U7412  
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 Date: 13.0  
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 er Sawarkar Nagar, C  
 State - Maharashtra  
 u. Anita Dadasahe


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