

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report / SBI / RACPC Nashik Branch/ Mrs. Sarika Pankaj Kulkarni & Others (009279/2306768) Page 2 of 25

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Vastu/Nashik/06/2024/009279/2306768
15/3-212-RYBS
Date: 15.06.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 104, First Floor, " G " Wing, " **The Comfort Zone** ", Survey No. 273/ 3, Near Talathi Karyalaya, Edkant Nagar, Off Ambad Kamatwade Road, Village – Ambad, Taluka & District - Nashik, PIN Code - 422 010, State - Maharashtra, Country - India. belongs to **Name of Owner: Mrs. Sarika Pankaj Kulkarni & Mr. Pankaj Ramesh. Kulkarni.**

Boundaries of the property.

Boundaries of the property	Plot	Flat
North	Road	Staircase & Flat No. 101
South	F-Wing	Flat No. 101 of F - Wing
East	Road & Open Space	Flat No. 103
West	Road	Marginal Space

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 ₹ **29,81,550.00 (Rupees Twenty Nine Lakh Eighty One Thousand Five Hundred Fifty 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: 2024.06.15 12:06:18 +05'30'

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



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


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

+91 22 47495919

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PROFORMA INVOICE

 VASTUKALA <small>Consulting Solutions</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-884/24-25	Dated 15-Jun-24
	Buyer (Bill to) STATE BANK OF INDIA 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 AGAINST REPORT	Reference No. & Date.
		Buyer's Order No.	Dated
		Dispatch Doc No. 009279/2306768	Delivery Note Date
		Dispatched through	Destination
		Terms of Delivery	

Sl 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:
 009279/2306768 Name of Owner: Mrs. Sarika Pankaj Kulkarni & Mr. Pankaj Ramesh. Kulkarni. - Residential Flat No. 104, First Floor, " G " Wing, " The Comfort Zone ", Survey No. 273/ 3, Near Talathi Karyalaya, Edkant Nagar, Off Ambad Kamatwade Road, Village - Ambad, Taluka & District - Nashik, PIN Code - 422 010, State - Maharashtra, Country - India.

Company's PAN : **AADCV4303R**

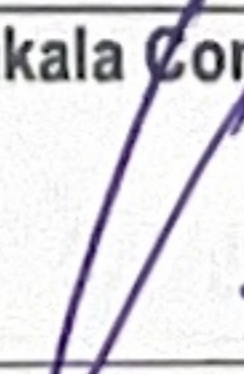
Declaration
 NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.
 MSME Registration No. - 27222201137

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
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This is a Computer Generated Invoice