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An ISO 9001 : 2015 Certified Company
CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/06/2024/009280/2306736
14/5-180-RYBS
Date: 13.06.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 13, Third Floor, " Archit Odyssey Apartment ", Survey No. 11/ 1/ 1B, Plot No. 29,30,31,37 to 40, Near Navarachana Vidyalaya, Veer Sawarkar Nagar, Off Gangapur Road, Village - Anandwalli, Taluka & District - Nashik, PIN Code - 422 013, State - Maharashtra, Country - India. belongs to **Name of Owner: Shri. Dadasaheb Kashinath Jagdhane & Sau. Anita Dadasaheb Jagdhane.**

Boundaries of the property.

| Boundaries of the property | | Plot |
|----------------------------|---|----------|
| North | : | Building |
| South | : | Road |
| East | : | Road |
| West | : | Building |

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 ₹ 36,97,380.00 (Rupees Thirty Six Lakh Ninety Seven Thousand Three 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

Encl: Valuation report.

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.06.14 13:02:09 +05'30'

Auth. Sign.



Recd
13/06/24



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

Regd. Office


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

+91 22 47495919

mumbai@vastukala.co.in

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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-853/24-25 | Dated 14-Jun-24 |
| | Delivery Note | Mode/Terms of Payment AGAINST REPORT |
| 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 | Reference No. & Date. | Other References |
| | Buyer's Order No. | Dated |
| | Dispatch Doc No. 009280/2306736 | Delivery Note Date |
| | Dispatched through | Destination |
| Terms of Delivery | | |

| Sl No. | Particulars | HSN/SAC | GST Rate | Amount |
|--------------|---|---------|----------|-----------------|
| 1 | VALUATION FEE (Technical Inspection and Certification Services) | 997224 | 18 % | 2,000.00 |
| | CGST | | | 180.00 |
| | SGST | | | 180.00 |
| Total | | | | 2,360.00 |

E. & O.E


Amount Chargeable (in words)
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:
 009280/2306736 Name of Owner: Shri. Dadasaheb Kashinath Jagdhane & Sau. Anita Dadasaheb Jagdhane. - Residential Flat No. 13, Third Floor, " Archit Odyssey Apartment ", Survey No. 11/ 1/ 1B, Plot No. 29,30,31,37 to 40, Near Navarachana Vidyalaya, Veer Sawarkar Nagar, Off Gangapur Road, Village - Anandwalli, Taluka & District - Nashik, PIN Code - 422 013, 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 : **vastukalacons11@icici**

Customer's Seal and Signature

for Vastukala Consultants (I) Pvt Ltd

✓ Authorised Signatory

Bill copy not needed

This is a Computer Generated Invoice