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MSME Reg No: UDYAM-MH-18-U08561
An ISO 9001 : 2015 Certified Company
CIN: U74120MH2010PTC207861

Valuation Report / SBI / RACPC Nashik Branch/ Shri. Anilkumar Rajendra Singh & Others (009282/2306754) Page 2 of 25

Vastu/Nashik/06/2024/009282/2306754
14/23-198-RYRJ
Date: 14.06.2024

Vastukala Consultants (I) Pvt. Ltd.

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. A-105, First Floor, Building - A, " Hari Vishwa Group Housing Project ", Survey No. 290 / 1 + 2+3+4/ 7 & 290/1+2+3+4/ 6/ 2, Behind Hotel Express Inn, Buddha Vihar, Mumbai - Agra Road, Village – Pathardi, Taluka & District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India. belongs to Name of Owner: **Shri. Anilkumar Rajendra Singh & Sau. Vidyawati Anilkumar Singh.**

Boundaries of the property.

| Boundaries of the property | | Plot |
|----------------------------|---|---------------------|
| North | : | Parking & Open Plot |
| South | : | Road & Garden |
| East | : | B- Wing |
| West | : | Building & Road |

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 ₹ **58,21,200.00 (Rupees Fifty Eight Lakh Twenty One Thousand Two Hundred 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

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 16:25:26 +05'30'

[Signature]
Auth./Sign.



[Signature]
15/06/24

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 :
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 - Aurangabad
 - Thane
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 - Pune
 - Ahmedabad
 - Rajkot
 - Indore
 - Delhi NCR
 - Raipur
 - Jaipur


Regd. Office

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

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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-870/24-25 | 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. 009282/2306754 | Delivery Note Date |
| | Dispatched through | Destination |
| Terms of Delivery | | |

| SI 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 |
| | | | | <i>E. & O.E</i> |

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:
 009282/2306754 Name of Owner: Shri. Anilkumar Rajendra Singh & Sau. Vidyawati Anilkumar Singh - Residential Flat No. A-105, First Floor, Building - A, " Hari Vishwa Group Housing Project ", Survey No. 290 / 1 + 2+3+4/ 7 & 290/1+2+3+4/ 6/ 2, Behind Hotel Express Inn, Buddha Vihar, Mumbai - Agra Road, Village - Pathardi, 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 |
| | Authorized Signatory |

Bill copy not needed

This is a Computer Generated Invoice