

Unlocking Excellence

Vastukala Consultants (I) Pvt. Ltd.

CIN: U74120MH2010PTC20786

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Vastu/Nashik/08/2024/010757/2307844 24/10-322-RVRJ

An ISO 9001: 2015 Certified Compar

Date: 24.08.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 03, 2nd Floor, "Shreeji Kunj Apartment", Near St. George Orthodox Syrian Church, Pandav Nagari, Indira Nagar, Wadala - Pathardi Road, Plot No. 2, Village - Nashik, Taluka - Nashik, 422 009, State - Maharashtra, India belongs to Mr. Sanjay Shivajirao Ahire & Mrs. Subhada Sanjay Ahire.

Boundaries	:	Building	Flat		
North		Building	Internal Site Visit not allowed		
South	:	Church	Internal Site Visit not allowed		
East		Road	Internal Site Visit not allowed		
West	1:	Row House	Internal Site Visit not allowed		

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 ₹ 37,06,500.00 (Rupees Thirty Seven Lakh Six Thousand Five 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 report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD

Manoi 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: 2024.08.24 17:01:53 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

State Bank of India Empanelment No.: NZO/CR/22-

Encl.: Valuation report

Nashik: 4, 1st Floor, Madhusha 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:

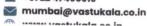
Nanded Mumbai

Raipur



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





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-1944/24-25

Delivery Note

Dated

24-Aug-24

Mode/Terms of Payment

Reference No. & Date.

Other References

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 State Name : 27AAACS8577K2ZO : Maharashtra, Code : 27

Other References				
Dated				
Delivery Note Date				
2 210. 7111.450				
Destination				

Terms of Delivery

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE CGST SGST	997224	18 %	2,000.00 180.00 180.00
		5 %	1981	
	Total	F 11	A+3	₹ 2,360.00

Amount Chargeable (in words)

E. & O.E

Indian Rupee Two Thousand Three Hundred Sixty Only

HSN/SAC	Taxable	CGST		SGST/UTGST		Total	
	Value	Rate	Amount	Rate	Amount	Tax 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

Company's Bank Details

Bank Name : ICICI Bank Ltd - Nashik

A/c No. : **345505001235**

Branch & IFS Code: Nashik - Adgaon Naka & ICIC0003455

Remarks:

010757/2307844 Mr. Sanjay Shivajirao Ahire & Mrs. Subhada Sanjay Ahire - Residential Flat No. 03, 2nd Floor, "Shreeji Kunj Apartment", Near St. George Orthodox Syrian Church, Pandav Nagari, Indira Nagar, Wadala - Pathardi Road, Plot No. 2, Village - Nashik, Taluka - Nashik, 422 009, State - Maharashtra, 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

Pl Virtual ID : vastukalaconsul@icici

Pooja Dagare

Authorised Signatory

This is a Computer Generated Invoice