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Vastukala Consultants (I) Pvt. Ltd.

Vastu/Nashik/08/2024/010760/2307849
24/15-327-RVRJ
Date: 24.08.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 16, 4th Floor, "Prabhu Capital Apartment", Near K.K Wagh Universal School, Tirumla Nagar, Puja Sri Sri Ravishankar Marg, Plot No. 18, Village - Wadala, Taluka - Nashik, District - Nashik, 422006, State - Maharashtra, India belongs to **Sau. Priyanka Ganesh Botwe (Alias) Priyanka Rajendra Awasarkar & Shri. Ganesh Kisan Botwe .**

Boundaries	:	Building	Flat
North	:	7.50 Mtr. Colony Road	Internal Site Visit not allowed
South	:	Adj. Survey No. 16	Internal Site Visit not allowed
East	:	30.00 Mtr. D.P. Road	Internal Site Visit not allowed
West	:	Marginal Space & Plot No. 19	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 **₹ 41,87,500.00 (Rupees Forty One Lakh Eighty Seven 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.

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: 2024.08.24 17:55:21 +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/22-23/ 39











Encl.: Valuation report





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
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Regd. Office

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



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PROFORMA INVOICE

 VASTUKALA <small>Unlocking Excellence</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-1949/24-25	Dated 24-Aug-24		
	Delivery Note	Mode/Terms of Payment AGAINST REPORT			
	Reference No. & Date.	Other References			
	Buyer's Order No.	Dated			
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	Dispatch Doc No. 010760/2307849	Delivery Note Date			
	Dispatched through	Destination			
	Terms of Delivery				
	(Empty space for terms of delivery)				
SI No.	Particulars	HSN/SAC	GST Rate	Amount	
1	VALUATION FEE	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	CGST		SGST/UTGST	Total Tax Amount
		Rate	Amount	Rate	Amount
997224	2,000.00	9%	180.00	9%	180.00
Total	2,000.00		180.00		180.00
Tax Amount (in words) : Indian Rupee Three Hundred Sixty Only					
Remarks: 010760/2307849 Sau. Priyanka Ganesh Botwe (Alias) Priyanka Rajendra Awasarkar & Shri. Ganesh Kisan Botwe - Residential Flat No. 16, 4th Floor, "Prabhu Capital Apartment", Near K.K Wagh Universal School, Tirumla Nagar, Pujya Sri Sri Ravishankar Marg, Plot No. 18, Village - Wadala, Taluka - Nashik, District - Nashik, 422006, State - Maharashtra, India. Company's PAN : AADCV4303R			Company's Bank Details Bank Name : ICICI Bank Ltd - Nashik A/c No. : 345505001235 Branch & IFS Code: Nashik - Adgaon Naka & ICIC0003455		
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			 UPI Virtual ID : vastukalaconsul@icici		
Customer's Seal and Signature			for Vastukala Consultants (I) Pvt Ltd  Authorised Signatory		

This is a Computer Generated Invoice