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Vastukala Consultants (I) Pvt. Ltd.

CIN: U74120MH2010PTC20786

An ISO 9001: 2015 Certified Compar

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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, Pujya 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	0.00	Building	Flat
North		7.50 Mtr. Colony Road	Internal Site Visit not allowed
South	:	Adj. Survey No. 16	Internal Site Visit not allowed
East 199,031		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.

Digitally signed by Manoj Chalikwar Manoj Chalikwar DN: cna-Manoj Chalikwar, o=Vastukala Consultants (i) Pvt. Ltd., ou=Mumbal, email=manoj@vastukala.org, c=IN Date: 2024.08.24 17:55:21 + 05'30'

Auth. Sign

Director

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, 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

Nashik

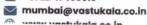
Rajkot Oladava

Raipur

Regd. Office

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

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

Invoice No.	Dated
PG-1949/24-25	24-Aug-24
Delivery Note	Mode/Terms of Payment
	AGAINST REPORT
Reference No. & Date.	Other References
Buyer's Order No.	Dated
Dispatch Doc No. 010760/2307849	Delivery Note Date
Dispatched through	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
	-water from the large state of the state of	-		
		-11		
			- 150	
		B 745 -	202	
+	Total	tel discon		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
		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

010760/2307849 Sau. Privanka 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

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

A/c No.

UPI Virtual ID : vastukalaconsul@icici

for Vastukala Consultants (I) Pvt Ltd

Customer's Seal and Signature

: ICICI Bank Ltd - Nashik

345505001235

Branch & IFS Code: Nashik - Adgaon Naka & ICIC0003455

Authorised Signatory

This is a Computer Generated Invoice