



## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/08/2024/010811/2307853 24/19-331-RVRJ Date: 24.08.2024

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 01, Ground Floor, Wing - A, "Nayan Vihar Apartment", Behind Sai Baba Mandir, Gunjal Baba Nagar, Off Hirawadi Road, Plot No. 20, Taluka - Nashik, District - Nashik, PIN - 422 003, State - Maharashtra, Country - India belongs to Shri. Rajendra Babanrao Gaidhani.

| Boundaries | :      | Building                                | Flat                            |  |
|------------|--------|---|---------------------------------|--|
| North      | DAS AP | Road                                    | Internal Site Visit not allowed |  |
| South      | ;      | Road                                    | Internal Site Visit not allowed |  |
| East       |        | Building                                | Internal Site Visit not allowed |  |
| West       |        | Row House Internal Site Visit not allow |                                 |  |

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 ₹ 31,07,640.00 (Rupees Thirty One Lakh Seven Thousand Six Hundred Forty 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 Chalikwa Manoj Chalikwar DN: cri=Manoj Chalikwar, o=Vastukal Consultants (i) Pvt. Ltd., ou=Mumbai, emāil=manoj@vastukala.org, c=IN Date: 2024.08.24 17:57:46 +05'30'

Director

Auth. \$ign.



## 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

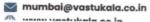
Mumbai

Raipur

Regd. Office

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





## PROFORMA INVOICE

| 5    | ·     |
|------|-------|
| VAST | UKALA |

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

RACPC NASHIK BRANCH

1st Floor, Patel Plaza, N.D.Patel Road, Opp BSNL, Landmark Seawoods Navratna Hotel Nashik-422001

: 27AAACS8577K2ZO

State Name

: Maharashtra, Code: 27

| Invoice No.  | Dated                   |
|--|-------------------------|
| PG-1953/24-25  | 24-Aug-24               |
| Delivery Note  | Mode/Terms of Payment   |
|  | AGAINST REPORT          |
| Reference No. & Date.  | Other References        |
| Buyer's Order No.  | Dated                   |
| Dispatch Doc No.   | Delivery Note Date      |
| 010811/2307853   |                         |
| Dispatched through   | Destination             |
| The state of the s | and a second village as |

Terms of Delivery

| SI<br>No. | Particulars  |              | HSN/SAC   | GST<br>Rate | Amount                       |
|-----------|--------------|--------------|-----------|-------------|------------------------------|
| 1 \       | ALUATION FEE | CGST<br>SGST |           | 18 %        | 2,000.00<br>180.00<br>180.00 |
|           |              |              |           |             |                              |
| h light   |              |              |           |             |                              |
|           |              |              | F - 1-1-1 |             |                              |
|           |              |              |           |             |                              |
|           |              | Total        |           |             | 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

Remarks:

10811/2307853 Shri. Rajendra Babanrao Gaidhani -Residential Flat No. 01, Ground Floor, Wing - A, "Nayan Vihar Apartment", Behind Sai Baba Mandir,

Gunjal Baba Nagar, Off Hirawadi Road, Plot No. 20, Taluka - Nashik, District - Nashik, PIN - 422 003, 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

Customer's Seal and Signature

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

for Vastukala Consultants (I) Pvt Ltd

**Authorised Signatory**