



**VASTUKALA**  
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# Vastukala Consultants (I) Pvt. Ltd.

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	:	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 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 **₹ 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.

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 17:57:46 +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



Handwritten signature and date 27/8

**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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- Thane
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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

 <b>VASTUKALA</b> <small>Unlocking Excellence</small>	<b>Vastukala Consultants (I) Pvt Ltd</b> 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. <b>PG-1953/24-25</b>	Dated <b>24-Aug-24</b>
	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>	
Reference No. & Date.		Other References	
Buyer (Bill to) <b>STATE BANK OF INDIA - RACPC NASHIK</b> 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		Buyer's Order No.	Dated
		Dispatch Doc No. <b>010811/2307853</b>	Delivery Note Date
		Dispatched through	Destination
Terms of Delivery			

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b>	997224	18 %	<b>2,000.00</b>
	<b>CGST</b>			<b>180.00</b>
	<b>SGST</b>			<b>180.00</b>
<b>Total</b>				<b>2,360.00</b>

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	360.00
<b>Total</b>			<b>180.00</b>		<b>180.00</b>	<b>360.00</b>


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

**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  Authorised Signatory
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This is a Computer Generated Invoice