

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report / SBI/ RACC Nashik Branch/ Shri. Bhikan Vitthal Barse & Others (014108 /2310382) Page 2 of 23

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Vastu/Nashik/02/2025/014108/2310382
04/9-32-RYBS
Date: 04.02.2025

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House No. H-3, Building No. H, Ground Floor + First Floor, " Sahil Nagar " , Gat No. 15, Opp. to K.G.D.M Arts, Commerce, & Science College, Pimpalgaon Road, Village – Niphad, Taluka - Niphad, District - Nashik, PIN Code - 422 303, State - Maharashtra, Country - India. belongs **Name of Proposed Purchaser: Shri. Bhikan Vitthal Barse & Sau. Jijabai Bhikan Barse. Name of Owner: M/s. Sohanlal Bhandari Realty.**

Boundaries of the property.

| | Gat No. 15 | Row House No. H-3 |
|-------|------------------------|-----------------------|
| North | Gat No. 224 | Row House No. H-2 |
| South | Gat No. 11 | Row House No. H-4 |
| East | Gat No. 14 | Open Plot |
| West | Niphad Pimpalgaon Road | 6.00 Mtr. Colony Road |

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 23,44,600.00 (Rupees Twenty-Three Lakh Forty-Four Thousand Six 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 valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Encl: Valuation report.

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.02.04 16:07:56 +05'30'

Auth. Sign.



Our Pan India Presence at :

- Nanded
- Mumbai
- Aurangabad
- Thane
- Nashik
- Pune
- Ahmedabad
- Rajkot
- Indore
- Delhi NCR
- Raipur
- Jaipur

Regd. Office


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

+91 2247495919

mumbai@vastukala.co.in

www.vastukala.co.in

Tax 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 CIN: U74120MH2010PTC207869 E-Mail : accounts@vastukala.co.in | Invoice No. NAS/2425/FEB/005 | Dated 4-Feb-25 |
| | Delivery Note | Mode/Terms of Payment AGAINST REPORT |
| Buyer (Bill to) State Bank of India RACC Nashik Branch RBO.2, The Wave Building, 1st Floor, Opposite Shell Petrol Pump, Pathardi Road, Nashik – 422 010, GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27 | Reference No. & Date. NO PG dt. 4-Feb-25 | Other References ATUL DHAKANE/863A770 2806 |
| | Buyer's Order No. | Dated |
| | Dispatch Doc No. 14108/2310382 | Delivery Note Date |
| | Dispatched through | Destination |
| | Terms of Delivery | |

| Sl No. | Particulars | HSN/SAC | Amount |
|--------------|----------------------|---------|-------------------|
| 1 | VALUATION FEE | 997224 | 1,500.00 |
| | CGST | | 135.00 |
| | SGST | | 135.00 |
| Total | | | ₹ 1,770.00 |

Amount Chargeable (in words) E. & O.E

Indian Rupee One Thousand Seven Hundred Seventy Only

| HSN/SAC | Taxable Value | CGST | | SGST/UTGST | | Total Tax Amount |
|--------------|---------------|------|---------------|------------|---------------|------------------|
| | | Rate | Amount | Rate | Amount | |
| 997224 | 1,500.00 | 9% | 135.00 | 9% | 135.00 | 270.00 |
| Total | | | 135.00 | | 135.00 | 270.00 |

Tax Amount (in words) : **Indian Rupee Two Hundred Seventy Only**

Remarks:

14108/2310382 Name of Proposed Purchaser:
 Shri. Bhikan Vitthal Barse & Sau. Jijabai Bhikan
 Barse. Name of Owner : M/s. Sohanlal Bhandari
 Realty. -Residential Row House No. H-3, Building
 No. H, Ground Floor + First Floor, " Sahil Nagar " ,
 Gat No. 15, Opp. to K.G.D.M Arts, Commerce, &
 Science College, Pimpalgaon Road, Village –
 Niphad, Taluka - Niphad, District - Nashik, PIN Code
 - 422 303, 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

for **VASTUKALA CONSULTANTS (I) PVT LTD**

ASMITA JAYSING RATHOD
 Digitally signed on 04-02-2025 10:37:37
 Authorized Signatory

SUBJECT TO MUMBAI JURISDICTION

This is a Computer Generated Invoice