

MASTER VALUATION REPORT OF "Samruddhi Tower"

"Samruddhi Tower", Proposed Residential Cum Commercial Building on Plot No. 2, Survey No. 42/1/1 at Village -Gangapur, Near Shani Maharaj Mandir, Someshwar Satpur Link Road, Right Canal Road, Taluka & District - Nashik, PIN Code - 422 013, State - Maharashtra, Country - India

Latitude Longitude: 20°00'49.4"N 73°43'35.2"E

NAME OF DEVELOPER: M/s. Samruddhi Infrastructures

Pursuant to instructions from State Bank of India, AGM HLST, Administrative Office, Satpur, Nashik, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **22nd July 2023** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Samruddhi Tower"**, Proposed Residential Cum Commercial Building on Plot No. 2, Survey No. 42/1/1 at Village -Gangapur, Near Shani Maharaj Mandir, Someshwar Satpur Link Road, Right Canal Road, Taluka & District - Nashik, PIN Code - 422 013, State - Maharashtra, Country - India. It is about 16.5 Km. travel distance from Nashik Railway Station Surface transport to the property is by buses, Auto, taxis & private vehicles. Surface transport to the property is by buses, taxis & private vehicles. The property is in developing locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developing.

2. Developer Details:

Name of builder	M/s. Samruddhi Infrastructures	
Project Registration Number	Project	RERA Project Number
	Samruddhi Tower	P51600049047
Register office address	M/s. Samruddhi Infrastructures Office No. 10, "Siddhivinayak Tower", College Road, Behind White House Building, Canada Corner, Nashik, Taluka & Dist. - Nashik, Pin Code - 422013	
Contact Numbers	Contact Person: Mr. Pradip Shelke (Builder Person - Mobile No.9420045405)	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Open Plot
On or towards South	Open Plot
On or towards East	Farm
On or towards West	Road



Nashik : 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
E-mail : nashik@vastukala.org, Tel. : +91 253 4068262 / 9890380564

Our Pan India Presence at :

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

Regd. Office : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org Buyer (Bill to) STATE BANK OF INDIA SATPUR NASHIK BRANCH AGM HLST, Administrative Office, 1st Floor, BSNL CTTC Building, Plot No. 45-47,D - Road, MIDC Satpur, Nashik, PIN – 422 007, GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Invoice No.	Dated
	PG-1690/23-24	24-Jul-23
	Delivery Note	Mode/Terms of Payment
		AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	002745 / 2301744	
	Dispatched through	Destination
	Terms of Delivery	

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	MASTER VALUATION		18 %	5,000.00
	CGST			450.00
	SGST			450.00
	Total			₹ 5,900.00

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


Indian Rupee Five Thousand Nine Hundred Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
	5,000.00	9%	450.00	9%	450.00	900.00
Total	5,000.00		450.00		450.00	900.00

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

Remarks:
 """"Samruddhi Tower""", Proposed Residential Cum Commercial Building on Plot No. 2, Survey No. 42/1/1 at Village -Gangapur, Near Shani Maharaj Mandir, Someshwar Satpur Link Road, Right Canal Road, Taluka & District - Nashik, PIN Code - 422 013, State - Maharashtra, Country - India - M/s. Samruddhi Infrastructures (Project Valuation)
 ""
 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
 Authorised Signatory

3/2/23
Received
29/7/23

This is a Computer Generated Invoice