CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Valuation Report Prepared For. State Bank of India / Satpur Nashik Branch / Kalpataru Baug - Phase 2 / (3107/2302060)

Page 2 of 35

Vastu/SBI/Nashik/08/2023/3107/2302060 16/03-206-V Date: 16.08.2023

## MASTER VALUATION REPORT OF "Kalpataru Baug - Phase 2"

## <u>"Kalpataru Baug - Phase 2", Group Housing Scheme Plan on Survey No. 2658/1 at Village - Ozar,</u> Shivaji Nagar, Behind Reliance Petrol Pump, Ozar (Mig), Taluka – Niphad, Dist. – Nashik, PIN - 422 206, State - Maharashtra, Country - India

### Latitude Longitude: 20°05'12.2"N 73°54'55.9"E

NAME OF DEVELOPER: M/s. Kalpataru Buildcon (Mr. Anil Ramkrishna Bhambere & Mrs. Vidya Anil Bhambere)

Pursuant to instructions from State Bank of India, AGM HLST, Satpur, Project Approval Cell, 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 **12<sup>th</sup> August 2023** for approval of Advance Processing Facility.

#### 1. Location Details:

The property is situated at **"Kalpataru Baug - Phase 2"**, Group Housing Scheme Plan on Survey No. 2658/1 at Village - Ozar, Shivaji Nagar, Behind Reliance Petrol Pump, Ozar (Mig), Taluka – Niphad, Dist. – Nashik, PIN - 422 206, State - Maharashtra, Country - India. It is about 22.0 Km. distance from Nashik Road 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	Mr. Anil Ramkrishna Bhamber	e & Mrs. Vidya Anil Bhambere	
Project Registration Number	Project	RERA Project Number	
150.01 9% 480°00 F400.00	Kalpataru Baug - Phase 2	P51600050445	
Register office address	M/s. Kalpataru Buildcon (Mr. A Mrs. Vidya Anil Bhambere)	nil Ramkrishna Bhambere &	
-CrCt Bank Ltd - Nashik - 45605001233 - Adgaan Nexe A 101 Jun 1956	"Maa Bhuvaneshwari Comp Janardhan Swami Nagar, Lohiy Taluka – Niphad, Dist. – Nas Maharashtra, Country – India		
Contact Numbers	Cantant Daman	le No. 9527382671 /	
E – mail ID	contact@kalpatarubaug.in	iharrahes, Chumps India (Mit Ideon) Project Vetualion	
M D.G. Maria			

## 3. Boundaries of the Property:

www.vastukala.org

Direction	Particulars		
On or towards North	Kalawati Row House & Road	EX 1	
On or towards South	Internal Road & Open Plot	SVA Internet B	
On or towards East	Open Plot & Road	E. Life & Employer	
On or towards West	Building No. 1 Phase -1	200 H2010 P100	

Nashik : 4, 1<sup>st</sup> Floor, Madhusha 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 Prese	nce at :	
<ul> <li>Mumbai</li> <li>Thane</li> <li>Delhi NCR</li> </ul>	<ul> <li>Aurangabad</li> <li>Nanded</li> <li>Nashik</li> </ul>	<ul> <li>Pune</li> <li>Indore</li> <li>Ahmedabad</li> </ul>	<ul> <li>♀ Rajkot</li> <li>♀ Raipur</li> <li>♀ Jaipur</li> </ul>

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		Invoice No. PG-2002/23-24 Delivery Note Reference No. & Date.		Dated 16-Aug-23 Mode/Terms of Payment AGAINST REPORT Other References	
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		Dispatch Doc No. 003107 / 2302060		Delivery Note Date	
		Terms of Delivery			
			( <u>Nalis</u> T ) 1997-1997	Manarashira Manarashira	
SI Particulars	3	10 05 (8000) 10 05 (8000)	HSN/SA	C GST Rate	Amount
1 MASTER VALUATION	- 100 - 100 - 100 - 11. (18) - 172	CGS		18 %	5,000.00 450.00 450.00
e e parte e l'unar e comune de la comune o Brecht reing d'unaria ne sitor en Journe neu 1958añ at Nillage Mc Ji ar e Mastre i rei e also 1961. Jader				baar "Kales Beerg nees Steerg nees	
त्र के किन्द्र के साम के स के साम के साम इसके के साम क			n din terretak Marin di karan	en ministra in 1997 <u>eta en</u> bucar Multo General Relation Auto Secondo In Alter Contacto	5,900.00
Amount Chargeable (in words)	n a dha a na naonn ar 138 Mi	Tot	n din terretak Marin di karan	baar "Kales Beerg nees Steerg nees	<b>5,900.00</b> E. & O.E
Amount Chargeable (in words) Indian Rupee Five Thousand Nine H	undred Onl	Tot	al	L. C. Kala C. C. Kala A. C. Kala A. C. Kala Marka Marka Dataita	<b>5,900.00</b> E. & O.E
Amount Chargeable (in words)	n a dha a na naonn ar 138 Mi	Tot y Central Tax Rate Amou	al S Int Rate	itate Tax Amount	5,900.00 E. & O.E Total Tax Amount
Amount Chargeable (in words) Indian Rupee Five Thousand Nine H HSN/SAC	undred Onl Taxable Value 5,000.00	Tot Vy Central Tax Rate Amou 9% 45	al S Int Rate 0.00 9%	itate Tax Amount 450.00	<b>5,900.00</b> <i>E.</i> & O.E Total Tax Amount 900.00
Amount Chargeable (in words) Indian Rupee Five Thousand Nine H	undred On Taxable Value 5,000.00 5,000.00	Tot V Central Tax Rate Amou 9% 45 45 45	al 5 int Rate 0.00 9% 0.00	itate Tax Amount	<b>5,900.00</b> <i>E.</i> & O.E Total Tax Amount 900.00
Amount Chargeable (in words) Indian Rupee Five Thousand Nine H HSN/SAC Total	undred Onl Taxable Value 5,000.00 5,000.00 ne Hundred ng Scheme ar, Shivaji rr (Mig), 2 206, State -	Tot y Central Tax Rate Amou 9% 45 45	al int Rate 0.00 9% 0.00 k Details : ICICI E : 345505	State Tax Amount 450.00 450.00 Sank Ltd - Na 5001235	5,900.00 E. & O.E Total Tax Amoun 900.00 900.00 900.00
Amount Chargeable (in words) Indian Rupee Five Thousand Nine H HSN/SAC Total Tax Amount (in words) : Indian Rupee Ni Remarks: "Kalpataru Baug - Phase 2", Group Housin Plan on Survey No. 2658/1 at Village - Oza Nagar, Behind Reliance Petrol Pump, Oza Taluka – Niphad, Dist. – Nashik, PIN - 422	undred Onl Taxable Value 5,000.00 5,000.00 ne Hundred ng Scheme ar, Shivaji rr (Mig), 2 206, State -	Tot V Central Tax Rate Amou 9% 45 45 1 Only Company's Bar Bank Name A/c No. Branch & IFS Co V Company's Bar Bank Name A/c No. Branch & IFS Co V Company's Bar	al	tate Tax Amount 450.00 450.00 450.00 450.00 450.00 450.00	5,900.00 E. & O.E Total Tax Amount 900.00 900.00 900.00
Amount Chargeable (in words) Indian Rupee Five Thousand Nine H HSN/SAC Total Tax Amount (in words) : Indian Rupee Ninger Remarks: "Kalpataru Baug - Phase 2", Group Housing Plan on Survey No. 2658/1 at Village - Oza Nagar, Behind Reliance Petrol Pump, Oza Taluka – Niphad, Dist. – Nashik, PIN - 422 Maharashtra, Country - India - (M/s. Kalpat Buildcon) Project Valuation	undred Onl Taxable Value 5,000.00 5,000.00 ne Hundred ng Scheme ar, Shivaji rr (Mig), 2 206, State - taru	Tot Second State	al Int Rate 0.00 9% 0.00 Ik Details : ICICI E : 345505 ode : Nashik 	itate Tax Amount 450.00 450.00 450.00 450.00 450.00 450.00	5,900.00 E. & O.E Total Tax Amount 900.00 900.00 900.00

Presiding No. 1 Phase

.