



MASTER VALUATION REPORT OF "Kalpataru Baug - Phase 2"

"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

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 **12th 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 Bhambere & Mrs. Vidya Anil Bhambere	
Project Registration Number	Project	RERA Project Number
	Kalpataru Baug - Phase 2	P51600050445
Register office address	M/s. Kalpataru Buildcon (Mr. Anil Ramkrishna Bhambere & Mrs. Vidya Anil Bhambere) "Maa Bhuvaneshwari Complex", Near Saikheda Phata, Janardhan Swami Nagar, Lohiya Nagar Road, Village - Ozar, Taluka - Niphad, Dist. - Nashik, Pin - 422 206, State - Maharashtra, Country - India	
Contact Numbers	Contact Person: Mr. Sanket (Sales Person - Mobile No. 9527382671 / 09545042176	
E - mail ID	contact@kalpatarubaug.in	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Kalawati Row House & Road
On or towards South	Internal Road & Open Plot
On or towards East	Open Plot & Road
On or towards West	Building No. 1 Phase -1



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	Invoice No.	Dated
	PG-2002/23-24	16-Aug-23
	Delivery Note	Mode/Terms of Payment
		AGAINST REPORT
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	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	003107 / 2302060	
	Dispatched through	Destination
Terms of Delivery		

SI 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**

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

Remarks:

"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 - (M/s. Kalpataru
 Buildcon) 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

for Vastukala Consultants (I) Pvt Ltd

Authorized Signatory

This is a Computer Generated Invoice