



Date: 10.10.2023

MASTER VALUATION REPORT OF "Shreeji The Crown"

"Shreeji The Crown", Proposed Residential Cum Commercial Building on Plot No. 27+28/A+B/1, Survey No. 804/B+ 804/A/4/4+ 804/A/5+803/27+28 at Village -Nashik Shiwar, Mumbai – Agra National Highway - 3, Service Road, Govind Nagar, Nashik, PIN - 422 009, State - Maharashtra, Country - India

Latitude Longitude: 19°59'02.2"N 73°46'56.4"E

NAME OF DEVELOPER: M/s. Shreeji Life Space

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 07th October 2023 for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "Shreeji The Crown", Proposed Residential Cum Commercial Building on Plot No. 27+28/A+B/1, Survey No. 804/B+ 804/A/4/4+ 804/A/5+803/27+28 at Village -Nashik Shiwar, Mumbai – Agra National Highway - 3, Service Road, Govind Nagar, Nashik, PIN - 422 009, State - Maharashtra, Country - India. It is about 8.6 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 developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developed.

2. Developer Details:

Name of builder	M/s. Shreeji Life Space	
Project Registration Number	Project	RERA Project Number
	Shreeji The Crown	P51600034517
Register office address	M/s. Shreeji Life Space Survey No. 777/2/2A, Plot No. 44, Tidke Nagar Road, Karmayogi Nagar, Nashik, Taluka & Dist. – Nashik, Pin – 422 009, State - Maharashtra, Country - India	
Contact Numbers	Contact Person: Mr. Nitin Joshi (Builder Person - Mobile No. 8888773311) Pooja Bagwale (Builder Person – Mobile No. 9226006270)	
E – mail ID And Website	shreejigroup99@gmail.com, www.shreejinsk.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Road & Suyojit Complex / Omkar Apartment
On or towards South	Internal Road & Bharat Petroleum Petrol Pump
On or towards East	Mumbai – Agra National Highway / Nashik Flyover
On or towards West	Road & Gurudev Plaza

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. PG-2844/23-24	Dated 10-Oct-23
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	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 04274/2302928	Delivery Note Date
	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**

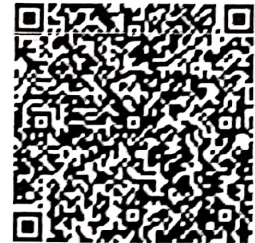
Company's Bank Details

Bank Name : **ICICI Bank Ltd - Nashik**
 A/c No. : **345505001235**
 Branch & IFS Code : **Nashik - Adgaon Naka & ICIC0003455**

Remarks:

"Shreeji The Crown", Proposed Residential Cum Commercial Building on Plot No. 27+28/A+B/1, Survey No. 804/B+ 804/A/4/4+ 804/A/5+803/27+28 at Village -Nashik Shiwar, Mumbai – Agra National Highway -3, Service Road, Govind Nagar, Nashik, PIN - 422 009, State - Maharashtra, Country - India - M/s. Shreeji Life Space (Master Valuation)

Company's PAN : **AADCV4303R**



UPI Virtual ID : vastukalaconsul@icici

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