



MASTER VALUATION REPORT OF "Shri Ram Kunj"

**"Shri Ram Kunj", Proposed Amalgamation & Residential Building on Plot No. 543, TPS – II,
CTS No. 7339/A/5+6+7, Survey No. 753/3/5+6+7 at Village -Nashik Shiwar, Vikas Colony, Near ABB Circle,
Parijat Nagar, Nashik, PIN - 422 005, State - Maharashtra, Country - India**

Latitude Longitude: 19°59'25.1"N 73°45'07.8"E

NAME OF DEVELOPER: M/s. Shree Balaji Developers

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 **17th February 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Shri Ram Kunj"**, Proposed Amalgamation & Residential Building on Plot No. 543, TPS – II, CTS No. 7339/A/5+6+7, Survey No. 753/3/5+6+7 at Village -Nashik Shiwar, Vikas Colony, Near ABB Circle, Parijat Nagar, Nashik, PIN - 422 005, State - Maharashtra, Country - India. It is about 12.8 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. Shree Balaji Developers	
Project Registration Number	Project	RERA Project Number
	Shri Ram Kunj	P51600049058
Register office address	M/s. Shree Balaji Developers Plot No. 3 & 4, Survey No. 721, PNT Square Building, Trimbak Road, Nashik, Taluka & Dist. – Nashik, Pin – 422 005, State - Maharashtra, Country - India	
Contact Numbers	Contact Person: Mr. Shailesh Gupta (Legal Head - Mobile No. 8446697877 9226502502 / 9112622622)	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Open Plot & Narmada Apartment
On or towards South	Internal Road, Open Plot & US Residency
On or towards East	Road & SRD Apartment
On or towards West	Arihant Row House & Shree Durga Bungalow



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

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

Received
28/2/24
2:15 PM

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. PG-4757/23-24	Dated 19-Feb-24
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 007043/2305041	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	MASTER VALUATION	997224	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	
997224	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:
 007043/2305041 "Shri Ram Kunj", Proposed Amalgamation & Residential Building on Plot No. 543, TPS – II, CTS No. 7339/A/5+6+7, Survey No. 753/3/5 +6+7 at Village -Nashik Shiwar, Vikas Colony, Near ABB Circle, Parijat Nagar, Nashik, PIN - 422 005, State - Maharashtra, Country - India - M/s. Shree Balaji Developers (Master 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

Customer's Seal and Signature

for Vastukala Consultants (I) Pvt Ltd

ASMITA JAYSING RATHOD
 Digitally signed on 19-02-2024 17:31:36

Authorized Signatory

This is a Computer Generated Invoice