



Vastu/SBI/Nashik/03/2024/007714/2305571  
17/4-319-CCBS  
Date: 17.03.2024

## MASTER VALUATION REPORT OF " SAKAR PRIME "

**" SAKAR PRIME " on Survey No.154/1/2/5/6/7, Plot No.80, at Village – Mhasrul ,  
Behind Akshata Lawns , Morade Nagar, Meri Rasbihari Link Road, Taluka- Nashik ,  
District - Nashik, PIN Code - 422 004, State - Maharashtra, Country - India**

**Latitude Longitude: 20°01'58.3"N 73°49'01.6"E**

**NAME OF DEVELOPER: Mrs.Muktaben Purushottambhai Narodiya**

Pursuant to instructions from State Bank of India, AGM HLST, Administrative Office, Satpur, Nashik, 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 **17<sup>th</sup> March 2024** for approval of Advance Processing Facility.

### 1. Location Details:

The property is situated at " SAKAR PRIME " on Survey No.154/1/2/5/6/7, Plot No.80, at Village – Mhasrul , Behind Akshata Lawns , Morade Nagar, Meri Rasbihari Link Road, Taluka- Nashik ,District - Nashik, PIN Code - 422 004, State - Maharashtra, Country - India. It is about 12 Km. 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:

<b>Name of builder</b>	<b>Mrs.Muktaben Purushottam Narodiya</b>	
<b>Project Registration Number</b>	<b>Project</b>	<b>RERA Project Number</b>
	<b>Sakar Prime</b>	<b>P51600048611</b>
<b>Register office address</b>	<b>Mrs.Muktaben Purushottambhai Narodiya</b> Shop No.1 " Sai Vats Apartment ", Plot No.5, Behind Shubham Park , Ambad , Taluka & Dist. - Nashik, PIN Code - 422 010 State - Maharashtra, Country – India	
<b>Contact Numbers</b>	Contact Person: Mr.Om Patel (Builder Person Mobile No.9404902519 ) Office No.9420891910	

Received  
18/3/24

### 3. Boundaries of the Property:

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



**Nashik** : 4, 1<sup>st</sup> 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 :

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- Nashik
- Pune
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- 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

<b>Vastukala Consultants (I) Pvt Ltd</b> B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST, MUMBAI - 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. <b>PG-5252/23-24</b>	Dated <b>17-Mar-24</b>
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) <b>STATE BANK OF INDIA</b> Satpur Industrial Area Nashik Branch AGM HLST, Administrative Office, 1st Floor, BSNL - CTTC Building, Plot No. 45-47, D - Road, MIDC Satpur, Nashik Pin Code – 422 007, State - Maharashtra, Country - India GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. <b>007714/2305571</b>	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>MASTER VALUATION</b>	00440249	18 %	<b>5,000.00</b>
	<b>CGST</b>			<b>450.00</b>
	<b>SGST</b>			<b>450.00</b>
	<b>Total</b>			<b>₹ 5,900.00</b>

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	
00440249	5,000.00	9%	450.00	9%	450.00	900.00
<b>Total</b>	<b>5,000.00</b>		<b>450.00</b>		<b>450.00</b>	<b>900.00</b>

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:**

007714/2305571" SAKAR PRIME " on Survey No.154/1 /2/5/6/7, Plot No.80, at Village – Mhasrul , Behind Akshata Lawns, Morade Nagar, Meri Rasbihari Link Road, Taluka- Nashik ,District - Nashik, PIN Code - 422 004, State - Maharashtra, Country - India

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**  
**Pooja Dagare**  
Digitally signed by Pooja Dagare  
 DN: cn=Pooja Dagare, o=Vastukala  
 Consultants (I) Pvt. Ltd., email=accounts@vastukala.org, c=IN  
 Date: 2024.03.14 18:36:29 +05'30'  
**Authorised Signatory**

This is a Computer Generated Invoice