



## MASTER VALUATION REPORT OF "SHREE MURLIDHAR PARK PHASE-I"

**"SHREE MURLIDHAR PARK PHASE-I" on Survey No.57+58/2+59/2/B+60/1+60/2+63/9,  
At-Ghoti, Near Assn Tyre Station, Station Road, Ghoti Sinnar Road, Taluka-Igatpuri,  
District - Nashik, PIN Code - 422 402, State - Maharashtra, Country - India**

**Latitude Longitude: 19°43'16.3"N 73°37'54.2"E**

**NAME OF DEVELOPER: Mr. Rajendra Madhukar Kale & Mr. Madhukar Murlidhar Kale**

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 **16<sup>th</sup> March 2024** for approval of Advance Processing Facility.

### 1. Location Details:

The property is situated at **"SHREE MURLIDHAR PARK PHASE-I"** on Survey No.57+58/2+59/2/B+60/1+60/2+63/9, At-Ghoti, Near Assn Tyre Station, Station Road, Ghoti Sinnar Road, Taluka-Igatpuri, District - Nashik, PIN Code - 422 402, State - Maharashtra, Country - India. It is about 8.9 Km. distance from Igatpuri 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>Mr. Rajendra Madhukar Kale &amp; Mr. Madhukar Murlidhar Kale</b>	
<b>Project Registration Number</b>	<b>Project</b>	<b>RERA Project Number</b>
	<b>Shree Murlidhar Park Phase-I</b>	<b>P51600050334</b>
<b>Register office address</b>	<b>Mr. Rajendra Madhukar Kale &amp; Mr. Madhukar Murlidhar Kale</b> Flat No. 101, "Shreeyog Estate", Near Union Bank of India, Old Agra Road, At-Ghoti, Taluka-Igatpuri, District - Nashik, PIN Code - 422 402, State - Maharashtra, Country - India	
<b>Contact Numbers</b>	<b>Contact Person:</b> Mr. Sagar Kale (Builder Representative Mobile No.8855894851 / 02532310351)	

### 3. Boundaries of the Property:

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

**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 :

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

DA  
Received  
18/3/24



## 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-5239/23-24</b>	Dated <b>16-Mar-24</b>
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	Delivery Note Reference No. & Date.	Mode/Terms of Payment <b>AGAINST REPORT</b> Other References
	Buyer's Order No. Dispatch Doc No. <b>007717/2305558</b>	Dated Delivery Note Date
	Dispatched through Terms of Delivery	Destination

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**

**Remarks:**

007717/2305558 "SHREE MURLIDHAR PARK PHASE -I" on Survey No.57+58/2+59/2/B+60/1+60/2+63/9, At-Ghoti, Near Assn Tyre Station, Station Road, Ghoti Sinnar Road, Taluka-Igatpuri, District - Nashik, PIN Code - 422 402, State - Maharashtra, Country - India (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

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: 2024.03.16 17:47:53 +05'30'  
**Authorised Signatory**

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