



MASTER VALUATION REPORT OF "SHREE MURLIDHAR PARK PHASE-II"

**"SHREE MURLIDHAR PARK PHASE-II" 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 **16th March 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"SHREE MURLIDHAR PARK PHASE- II"** 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:

Name of builder	Mr. Rajendra Madhukar Kale & Mr. Madhukar Murlidhar Kale	
Project Registration Number	Project	RERA Project Number
	Shree Murlidhar Park Phase-II	P51600052130
Register office address	Mr. Rajendra Madhukar Kale & Mr. Madhukar Murlidhar Kale 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	
Contact Numbers	Contact Person: 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



MA
Received
18/3/24

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, MUMBAI - 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. PG-5242/23-24	Dated 16-Mar-24
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. 007718/2305561	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	MASTER VALUATION	00440249	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	
00440249	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:
 007718/2305561 "SHREE MURLIDHAR PARK PHASE-II" 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

Customer's Seal and Signature

for Vastukala Consultants (I) Pvt Ltd

 Authorised Signatory