

**Vastukala Consultants (I) Pvt. Ltd.**

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Vastu/SBI/Nashik/09/2024/11219/2308185  
16/02-191-RPV  
Date: 16.09.2024

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**MASTER VALUATION REPORT  
OF  
"The Crest"**

**"The Crest" Residential Building on Plot No. 9, Survey No. 60/2 at Village – Aanandwalli, Opp. Bobby's Hotel, Behind Vrindavan Greens - Banquets and Lawns, Gangapati Nagar, Gangapur Road, Taluka - Nashik, District - Nashik, PIN Code - 422 013, State - Maharashtra, Country - India**

**Latitude Longitude: 20°00'56.4"N 73°44'21.4"E**

**NAME OF DEVELOPER: Mr. Narendra Hiranman Pawar**

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 **14<sup>th</sup> September 2024** for approval of Advance Processing Facility.

**1. Location Details:**

The property is situated at **"The Crest"** Residential Building on Plot No. 9, Survey No. 60/2 at Village – Aanandwalli, Opp. Bobby's Hotel, Behind Vrindavan Greens - Banquets and Lawns, Gangapati Nagar, Gangapur Road Taluka - Nashik, District - Nashik, PIN Code - 422 013, State - Maharashtra, Country - India. It is about 16.5 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>Mr. Narendra Hiranman Pawar</b>	
<b>Project Registration Number</b>	<b>Project</b>	<b>RERA Project Number</b>
	<b>The Crest</b>	<b>P51600028617</b>
<b>Register office address</b>	<b>Mr. Narendra Hiranman Pawar</b> <b>Address:</b> "P G Pawar Estate", Survey No 60/2, Plot No 1, Gangapur Road, Village – Aanandwalli, Taluka - Nashik, District - Nashik, PIN Code - 422 013, State - Maharashtra, Country - India	
<b>Contact Numbers</b>	<b>Contact Person:</b> (Builder) Contact No.+91 91685990072 Office Number (9809245555)	

**3. Boundaries of the Property:**

Direction	Particulars
On or towards North	Plot No. 8
On or towards South	Plot No. 10
On or towards East	Under Construction Building
On or towards West	12 Meter Road

**Nashik:** 4, 1st Floor, Madhusa Elite, Vrindavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA  
Email: nashik@vastukala.co.in | Tel : +91 253 4068262/98903 80564

**Our Pan India Presence at :**

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**Regd. Office**

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai:** 400072, (M.S), India

+91 22 47495919  
 [mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)  
 [www.vastukala.co.in](http://www.vastukala.co.in)



## PROFORMA INVOICE

 <b>VASTUKALA</b> <small>Unlocking Excellence</small>	<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.co.in	Invoice No. <b>PG-2278/24-25</b>	Dated <b>16-Sep-24</b>
	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>	
	Reference No. & Date.	Other References	
	Buyer's Order No.	Dated	
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	Dispatch Doc No. <b>011219/2308185</b>	Delivery Note Date	
	Dispatched through	Destination	
	Terms of Delivery		
	(Empty space for 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	CGST		SGST/UTGST		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:**  
 011219/2308185 "The Crest" Residential Building on Plot No. 9, Survey No. 60/2 at Village – Aanandwalli, Opp. Bobby's Hotel, Behind Vrindavan Greens - Banquets and Lawns, Gangapati Nagar, Gangapur Road, Taluka - Nashik, District - Nashik, PIN Code - 422 013, 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. - 2722201137

**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](mailto:vastukalaconsul@icici)

Customer's Seal and Signature

**for Vastukala Consultants (I) Pvt Ltd**  
  
 Authorised Signatory