

## MASTER VALUATION REPORT OF "HALLMARK"

**"HALLMARK" Residential Cum Commercial Building on Survey No. 59/1/1/B+59/1/2+59/1/1/C+59/1/3/1 at Village – Nashik, Behind Vrundavan Lawns, Near Rushiraj Habitat, Ganpati Nagar, Gangapur Road, Anandvalli Shiwar, Taluka - Nashik, District - Nashik, PIN Code - 422 013, State - Maharashtra, Country - India**

**Latitude Longitude: 20°00'56.5"N 73°44'24.1"E**

**NAME OF DEVELOPER: M/s. Highland Builders and Developers**

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> October 2024** for approval of Advance Processing Facility.

**1. Location Details:**

The property is situated at **"HALLMARK"** Residential Cum Commercial Building on Survey No. 59/1/1/B+59/1/2+59/1/1/C+59/1/3/1 at Village – Nashik, Behind Vrundavan Lawns, Near Rushiraj Habitat, Ganpati Nagar, Gangapur Road, Anandvalli Shiwar, Taluka - Nashik, District - Nashik, PIN Code - 422 013, State - Maharashtra, Country - India. It is about 16.6 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:**

<b>Name of builder</b>	<b>M/s. Shree Mateshwari Developers</b>	
<b>Project Registration Number</b>	<b>Project</b>	<b>RERA Project Number</b>
	<b>HALLMARK</b>	<b>P51600046778</b>
<b>Register office address</b>	<b>M/s. Highland Builders and Developers.</b> <b>Address:</b> Eternity <b>"OPP DEVS ARCADE"</b> Near Sachi Honda Showroom, Parijat Nagar, Village – Nashik, Taluka - Nashik, District - Nashik, PIN Code - 422 005, State - Maharashtra, Country - India	
<b>Contact Numbers</b>	<b>Contact Person:</b> Builder Contact No.+91 7083600600	

**3. Boundaries of the Property:**

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



**Nashik:** 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur 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**

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

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✉️ [mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)  
🌐 [www.vastukala.co.in](http://www.vastukala.co.in)

# PROFORMA INVOICE

 <b>VASTUKALA</b> <small>Unstopping 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-2792/24-25</b>	Dated <b>18-Oct-24</b>	
	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>	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>11850/2308696</b>
	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	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:**  
 11850/2308696 "HALLMARK" Residential Cum Commercial Building on Survey No. 59/1/1/B+59/1/2 +59/1/1/C+59/1/3/1 at Village - Nashik, Behind Vrundavan Lawns, Near Rushiraj Habitat, Ganpati Nagar, Gangapur Road, Anandvalli Shiwar, 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. - 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
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This is a Computer Generated Invoice

Received  
 19/10/24  
