

MASTER VALUATION REPORT OF

" VANDANA GAURI CO-OPERATIVE HOUSING SOCIETY LTD.NASHIK "

" Vandana Gauri Co-Operative Housing Society Ltd.Nashik ", Proposed Redevelopment Residential Cum Commercial Building on Plot No. 18, Survey No.119/1/2/18, at Village- Nashik, Dr. Nanasaheb Dharmadhikari Marg, Dindori Road Taluka & District - Nashik, PIN - 422 003, State - Maharashtra, Country - India

Latitude Longitude: 20°01'32.2"N 73°48'10.3"E

NAME OF DEVELOPER: Mr.Amol Shashikant Ahirrao

Pursuant to instructions from Union Bank of India, RLP Nashik Branch, 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 18th October 2024 for approval of Advance Processing Facility.

1. Location Details:

The property is situated at " Vandana Gauri Co-Operative Housing Society Ltd.Nashik", Proposed Redevelopment Residential Cum Commercial Building on Plot No. 18, Survey No.119/1/2/18, at Village- Nashik, Dr. Nanasaheb Dharmadhikari Marg, Dindori Road Taluka & District - Nashik, PIN - 422 003, State - Maharashtra, Country - India. It is about 11.9 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 developing locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developing.

2. Developer Details:

Name of builder	Mr.Amol Shashikant Ahirrao	
Project Registration Number	Project	RERA Project Number
	Vandana Gauri Co-Operative Housing Society Ltd.Nashik	P51600077091
Register office address	Mr.Amol Shashikant Ahirrao. Flat No 4, " Yatin Apartment ", Opposite ST Bus Depot, N D Patel Road, Taluka & Dist. - Nashik, PIN Code - 422 001, State - Maharashtra, Country - India	
Contact Numbers	Contact Person: Mr.Rahul Waghmare Sire (Bankar - Mobile No.9850860792)	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Road
On or towards South	Road
On or towards East	Parimal Bungalow
On or towards West	Building



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.co.in	Invoice No.	Dated
	PG-2796/24-25	18-Oct-24
	Delivery Note	Mode/Terms of Payment
		AGAINST REPORT
	Reference No. & Date.	Other References
Buyer (Bill to) UNION BANK OF INDIA RLP NASHIK BRANCH Nawandar Sankul Racca Colony, Near Soni Paithani, Sharanpur road Nashik-02 GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	011877/2308700	
	Dispatched through	Destination
	Terms of Delivery	

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	MASTER VALUATION	00440249	18 %	10,000.00
	CGST			900.00
	SGST			900.00
Total				11,800.00

Amount Chargeable (in words) E. & O.E

Indian Rupee Eleven Thousand Eight Hundred Only

HSN/SAC	Taxable Value	CGST		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	Amount	
00440249	10,000.00	9%	900.00	9%	900.00	1,800.00
Total			900.00		900.00	1,800.00

Tax Amount (in words) : **Indian Rupee One Thousand Eight Hundred Only**

Remarks:
 11877/2308700 Name of Project: "VANDANA GAURI CO-OPERATIVE HOUSING SOCIETY LTD.NASHIK" -" Vandana Gauri Co-Operative Housing Society Ltd. Nashik ", Proposed Redevelopment Residential Cum Commercial Building on Plot No. 18, Survey No.119 /1/2/18, at Village- Nashik, Dr. Nanasahab Dharmadhikari Marg, Dindori Road Taluka & District - Nashik, PIN - 422 003, 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

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