

Vastukala Consultants (I) Pvt. Ltd.

CIN: U74120MH2010PTC207869

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MSME Reg No: UDYAM-MH-18-008361 An ISO 9001: 2015 Certified Company

www.vastukala.co.in

Vastu/UBI/Nashik/10/2024/011877/2308700 18/24-240-CCBS Date: 18.10.2024

# 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.

Developer Details

Name of builder	Mr.Amol Shashikant A				
Project Registration Number	Project	RERA Project Number			
Vincolar Congress Vincolar Carrier Car	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 Patel Road, Taluka & Dist Nashik, PIN Code - 422 001, State - Maharashtra, Country – India				
Contact Numbers	Contact Person: Mr.Rahul Waghmare Si	re some some			
1	( Bankar - Mobile No.9850860792)				

## Boundaries of the Property:

Direction	Particulars		
On or towards North	Road	ST. Comment of the Co	
On or towards South	Road	Interior Designers Chartesed Engineers (I)	
On or towards East	Parimal Bungalow	Lunder's Engineer	
On or towards West	Building	MH2010 PLO	

Nashik: 4, 1st Floor, Madhusha 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:

Nanded Mumbai 

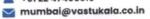
Nashik Rajkot

Raipur Q Jaipur

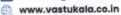
Regd. Office

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









#### PROFORMA INVOICE

Invoice No.

PG-2796/24-25

**Delivery Note** 

	ALC: N	100	0
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1,		7	
VΔ	STU	KA	LA

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

AGAINST REPORT Other References Reference No. & Date. Dated Buyer's Order No.

Buyer (Bill to)

UNION BANK OF INDIA

RLP NASHIK BRANCH

Nawandar Sankul Racca Colony, Near Soni Paithani,

Sharanpur road Nashik-02

GSTIN/UIN State Name : 27AAACU0564G1ZH

: Maharashtra, Code: 27

Dispatch Doc No. 011877/2308700 Destination Dispatched through

Dated

18-Oct-24

Mode/Terms of Payment

**Delivery Note Date** 

Terms of Delivery

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	MASTER VALUATION CGST	examin & i	18 %	10,000.00 900.00 900.00
				ocation Details: reperty is situa- singer
	Tota	1	16	11,800.00

Amount Chargeable (in words)

E. & O.E

Indian Runee Eleven Thousand Eight Hundred Only

HSN/SAC	Taxable CGST		GST	SGST/UTGST		Total
11011/0/10	Value	Rate	Amount	Rate	Amount	Tax Amount
00440249	10.000.00	9%	900.00	9%	900.00	1,800.00
Total	10,000.00		900.00		900.00	1,800.00

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

11877/2308700 Name of Project: "VANDANA GAURI 11877/2308/00 Name of Project: VANDANA GAON 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 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

Customer's Seal and Signature

Company's Bank Details

: ICICI Bank Ltd - Nashik Bank Name

345505001235 A/c No.

Branch & IFS Code: Nashik - Adgaon Naka & ICIC0003455



UPI Virtual ID : vastukalaconsul@icici

for Vastukala Consultants (I) Pvt Ltd

**Authorised Signatory**