

MASTER VALUATION REPORT OF "HAPPY LIFE AT APNA GHAR PHASE-III"

"HAPPY LIFE AT APNA GHAR PHASE-III", "Samraat Apna Ghar", Survey No. 50/2 + 48/2/A on Village - Gangapur, Canal Road, Someshwar - Satpur Link Road, Behind Serene Meadows, Nashik, Taluka & District - Nashik, PIN Code - 422 013, State - Maharashtra, Country - India.

Latitude Longitude: 20°00'33.3"N 73°43'26.5"E

NAME OF DEVELOPER: M/S Shweta Infrastructure & Housing (I) Pvt. Ltd.

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 **19th December 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "HAPPY LIFE AT APNA GHAR PHASE-III", "Samraat Apna Ghar", Survey No. 50/2 + 48/2/A on Village - Gangapur, Canal Road, Someshwar - Satpur Link Road, Behind Serene Meadows, Nashik, Taluka & District - Nashik, PIN Code - 422 013, State - Maharashtra, Country - India. It is about 17.4 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	M/S Shweta Infrastructure & Housing (I) Pvt. Ltd	
Project Registration Number	Project	RERA Project Number
	HAPPY LIFE AT APNA GHAR PHASE-III	PR1220002400057
Register office address	M/S Shweta Infrastructure & Housing (I) Pvt. Ltd	
	Address: Unit No- A 33, Samraat HQ , NICE Area Satpur, Street 7, Nashik, PIN Code - 422 007, State - Maharashtra, Country - India.	
Contact Numbers	Contact Person: Mr. Gaurav Jadhav (Builder Representative) Contact No.+91 8530678922	

3. Boundaries of the Property: (PHASE-III) I & J

Direction	Particulars
On or towards North	Building K
On or towards South	Building H wing
On or towards East	Samraat Apna Ghar Phase I S. No. 49-1-2
On or towards West	Building L

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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Mumbai Nashik Rajkot Raipur
Aurangabad Pune Indore Jaipur

Regd. Office

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+91 22 47495919

mumbai@vastukala.co.in


www.vastukala.co.in



Read
26/12

PROFORMA INVOICE

Proforma Invoice

 VASTUKALA <small>Creating Excellence</small>	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. PG-3780/24-25	Dated 19-Dec-24
	Delivery Note	Mode/Terms of Payment AGAINST REPORT	
	Reference No. & Date. PG-3780/24-25 dt. 19-Dec-24	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. 13209/2309685	Delivery Note Date	
	Dispatched through	Destination	
	Terms of Delivery		

Sl No.	Particulars	HSN/SAC	Amount
1	MASTER VALUATION	00440249	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	10,000.00		900.00		900.00	1,800.00

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

Remarks:
 13209/2309685 HAPPY LIFE AT APNA GHAR
 PHASE-III "Samraat
 Apna Ghar", Survey No. 50/2 + 48/2/A on Village -
 Gangapur, Canal Road,
 Someshwar - Satpur Link Road, Behind Serene
 Meadows, Nashik, Taluka &
 District - Nashik, PIN Code - 422 013, 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

Randeel

for Vastukala Consultants (I) Pvt. Ltd.

Authorized Signatory