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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report : State Bank of India / Satpur Nashik Branch / Shrinivas Niketan (013477 / 2309918) Page 2 of 26

Vastu/SBI/Nashik/01/2025/013477/2309918

04/2-37-SRSP

Date: 02.01.2025

MASTER VALUATION REPORT OF "Shrinivas Niketan"

"Shrinivas Niketan" Residential Building on Plot No. 53, Survey No. 728 / 1, To 10 /13 B 25 A / 144, F. P.No 489, at Village – Nashik Shiwar, Near ABB Circle, Parijat Nagar, Mahatma Nagar, Trambakeshwar Road, Taluka - Nashik, District - Nashik, PIN Code - 422 005, State - Maharashtra, Country – India.

Latitude Longitude: 19°59'42.9"N 73°45'16.5"E

NAME OF DEVELOPER: M/s. Nisham 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 **03rd January 2025** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "**Shrinivas Niketan**" Residential Building on Plot No. 53, Survey No. 728 / 1, To 10 /13 B 25 A / 144, F. P.No 489, at Village – Nashik Shiwar, Near ABB Circle, Parijat Nagar, Mahatma Nagar, Trambakeshwar Road, Taluka - Nashik, District - Nashik, PIN Code - 422 005, State - Maharashtra, Country – India It is about 12.5 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:

Name of builder	M/s. Nisham Developers	
Project Registration Number	Project	RERA Project Number
	Shrinivas Niketan	P51600076716
Register office address	M/s. Nisham Developers Address: Office No .604, The Hub, In front of Shete Hospital Parijat Nagar Mahatma Nagar Nashik, - 422005 State - Maharashtra, Country - India	
Contact Numbers	Contact Person: Builder Contact No.+ 91 9766537411	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Plot No 52,
On or towards South	Plot No 54,
On or towards East	09 Meter Road
On or towards West	Plot



Nashik: 4, 1st Floor, Madhusa Elite, Vrundavan 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 :

Nanded Thane Ahmedabad Delhi NCR
Mumbai Nashik Rajkot Raipur
Aurangabad Pune Indore Jaipur

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

www.vastukala.co.in

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. PG-4008/24-25	Dated 4-Jan-25
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date. PG-4008/24-25 dt. 4-Jan-25	Other References
Buyer (Bill to) STATE BANK OF INDIA 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. 13477/2309918	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

Sl No.	Particulars	HSN/SAC	Amount
1	MASTER VALUATION	00440249	5,000.00
	CGST		450.00
	SGST		450.00
Total			₹ 5,900.00

Amount Chargeable (in words) **Indian Rupee Five Thousand Nine Hundred Only** E. & O.E

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
Total	5,000.00		450.00		450.00	900.00

Tax Amount (in words) : **Indian Rupee Nine Hundred Only**

Remarks: 13477/2309918 Shrinivas Niketan Residential APF No. Basement Floor, Shrinivas Niketan, Near ABB Circle, Parijat Nagar, Mahatma Nagar, Plot No. 53, New/Current Survey No. 728 / 1, To 10 /13 B 25 A / 144, Trambakeshwar Road, Village - Nashik Shiwar, Taluka - Nashik, District - Nashik, Nashik, 422005, State - Maharashtra, 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 for Vastukala Consultants (I) Pvt. Ltd.

Received
6/1/25