

## MASTER VALUATION REPORT OF " Qadri Plaza "

**"Qadri Plaza" Proposed Residential Building on Plot No. 1 to 4, Survey No. 113/ 1A/ 2, to 6/ 113/ 1B/ 1, at Village – Wadala Shiwar, Near JMCT Engineering College, Khode Nagar, Wadala Road, Taluka - Nashik, District - Nashik, PIN Code - 422 006, State - Maharashtra, Country - India.**

**Latitude Longitude: 19°58'31.9"N 73°47'34.1"E**

### NAME OF DEVELOPER: M/s. Haidersaheb Sadruddin Khot

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> January 2025 for approval of Advance Processing Facility.

#### 1. Location Details:

The property is situated at " Qadri Plaza " Proposed Residential Building on Plot No. 1 to 4 , Survey No. 113/ 1A/ 2, to 6/ 113/ 1B/ 1, at Village – Wadala Shiwar, Near JMCT Engineering College, Khode Nagar, Wadala Road, Taluka - Nashik, District - Nashik, PIN Code - 422 006, State - Maharashtra, Country - India. It is about .1 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. Haidersaheb Sadruddin Khot	
Project Registration Number	Project	RERA Project Number
	Qadri Plaza	P51600048531
Register office address	M/s. Haidersaheb Sadruddin Khot  <b>Address:</b> Unit No. H. No. 2585, " Gaus Manjil " Phule Market, Dudh Bazaar, Old Nashik, Village – Nashik, Taluka - Nashik, District - Nashik, PIN Code - 422001, State - Maharashtra, Country – India.	
Contact Numbers	Contact Person: Builder Contact No. +91 8928577792	

#### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Adj. S. No. 112 oblique 7 plus 8 oblique 2 oblique 2
On or towards South	9 Meter Wide Road
On or towards East	18 Meter Wide D.P Road
On or towards West	Adj. S. No. 113 oblique Part

**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

Received  
08/1/24



## PROFORMA INVOICE

 <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-4184/24-25</b>	Dated <b>17-Jan-25</b>
	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
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	Reference No. & Date. <b>PG-4184/24-25 dt. 17-Jan-25</b>	Other References <b>UMESH PAGAR/7020235315</b>
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>13737/2310094</b>	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	Amount
1	<b>MASTER VALUATION</b>	00440249	<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>450.00</b>		<b>450.00</b>	<b>900.00</b>

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

**Remarks:**

13737/2310094 Qadri Plaza Proposed Residential Building on Plot No. 1 to 4, Survey No. 113/ 1A/ 2, to 6/ 113/ 1B/ 1, at Village - Wadala Shiwar, Near JMCT Engineering College, Khode Nagar, Wadala Road, Taluka - Nashik, District - Nashik, PIN Code - 422 006, 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**

for Vastukala Consultants (I) Pvt. Ltd.

Authorized Signatory

This is a Computer Generated Invoice