

MASTER VALUATION REPORT OF "Neelkamal Sarita Phase - 3"

"Neelkamal Sarita Phase - 3" Proposed Residential Building on Gut No. 8/1 (pt) (As per Tirl Mojani Gut No. 8/2 & Gut No. 9/2) at Village – Talegaon Dindori, Saputara Nashik Road, Near Akrala Phata, Next to Unnati School, Taluka - Dindori, District - Nashik, PIN Code - 422 202, State - Maharashtra, Country - India.

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

NAME OF DEVELOPER: M/s. Shree Neelkamal Housing & Infrastructure

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 **21st January 2025** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Neelkamal Sarita Phase - 3"** Proposed Residential Building on Gut No. 8/1 (pt) (As per Tirl Mojani Gut No. 8/2 & Gut No. 9/2) at Village – Talegaon Dindori, Saputara Nashik Road, Near Akrala Phata, Next to Unnati School, Taluka - Dindori, District - Nashik, PIN Code - 422 202, State - Maharashtra, Country - India. It is about 37.7 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. Shree Neelkamal Housing & Infrastructure	
Project Registration Number	Project	RERA Project Number
	Neelkamal Sarita Phase 3	P51600054554
Register office address	M/s. Shree Neelkamal Housing & Infrastructure Address: Plot No. C-15, Road No. 7, MIDC Satpur, NICE Area, Village – Nashik, Taluka - Nashik, District - Nashik, PIN Code - 422007, State - Maharashtra, Country – India.	
Contact Numbers	Contact Person: Mr. Yogesh Kanpure (Sale Person, Mobile No. 93714 88177) Mr. Sachin (Builder Person, Mobile No. 9373951105)	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Internal Road
On or towards South	Road & Open Plot
On or towards East	Road & Open Plot
On or towards West	Open Plot



Handwritten signature and date:
23.01.25

PROFORMA INVOICE

 VASTUKALA <small>Unleashing 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-4287/24-25	Dated 23-Jan-25
	Delivery Note	Mode/Terms of Payment AGAINST REPORT	
	Reference No. & Date. PG-4287/24-25 dt. 23-Jan-25	Other References UMESH PAGAR/7020235315	
	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. 13868/2310197 Delivery Note Date Dispatched through Destination Terms of Delivery	

SI 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) 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
Total	5,000.00		450.00		450.00	900.00

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

Remarks:
 13868/2310197 "Neelkamal Sarita Phase - 3"
 Proposed Residential Building on Gut No. 8/1 (pt) (As per Tirl Mojani Gut No. 8/2 & Gut No. 9/2) at Village - Talegaon Dindori, Saputara Nashik Road, Near Akrala Phata, Next to Unnati School, Taluka - Dindori, District - Nashik, PIN Code - 422 202, State - Maharashtra, Country - India (Master Valuation)
 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 : vastukalaconsu@icici

for Vastukala Consultants (I) Pvt. Ltd.