

## MASTER VALUATION REPORT OF "Yashoda Apartments"

**"Yashoda Apartments" Proposed Residential Building on Plot No. 2, Survey No. 206/3/1/2/3 & CTS No. 1773/P at Village - Pathardi -2 Shiwar, Nashik, Taluka - Nashiki, District - Nashik, PIN Code - 422 010, State - Maharashtra, Country - India.**

**Latitude Longitude: 19°56'17.8"N 73°45'44.9"E**

### NAME OF DEVELOPER: M/s. Gajra Associates

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 **10<sup>th</sup> February 2025** for approval of Advance Processing Facility.

### 1. Location Details:

The property is situated at **"Yashoda Apartments"** Proposed Residential Building on Plot No. 2, Survey No. 206/3/1/2/3 & CTS No. 1773/P at Village - Pathardi -2 Shiwar, Nashik, Taluka - Nashiki, District - Nashik, PIN Code - 422 010, State - Maharashtra, Country - India. It is about 13.0 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:

<b>Name of builder</b>	M/s. Gajra Associates	
<b>Project Registration Number</b>	<b>Project</b>	<b>RERA Project Number</b>
	Yashoda Apartments	P51600056211
<b>Register office address</b>	M/s. Gajra Associates <b>Address:</b> Office at 1 <sup>st</sup> Floor, "Gajra Chambers", Mumbai Agra Highway, Kamod Nagar, Village - Nashik, Taluka - Nashik, District - Nashik, PIN Code - 422 009, State - Maharashtra, Country - India.	
<b>Contact Numbers</b>	<b>Contact Person:</b> Mr. Harshal Vatare (Sale Person, Mobile No. 9284184986)	

### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Sunrise Road & Open Plot
On or towards South	Open Plot
On or towards East	Open Plot
On or towards West	Row House




**Nashik:** 4, 1st Floor, Madhusa Elite, Vinodkanan 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 Thane Ahmedabad Delhi NCR  
Mumbai Nashik Rajkot Raipur  
Aurangabad Pune Indore Jaipur

#### Regd. Office

BI-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**



## Tax Invoice

 <b>VASTUKALA</b> <small>Empowering Communities</small>	<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 CIN: U74120MH2010PTC207869 E-Mail : accounts@vastukala.co.in	Invoice No. <b>NAS/2425/FEB/023</b>	Dated <b>12-Feb-25</b>
	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>	
	Reference No. & Date. <b>NO PG dt. 12-Feb-25</b>	Other References <b>UMESH PAGAR/7020235315</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	Buyer's Order No. Dated	
	Dispatch Doc No. <b>14260/2310515</b>	Delivery Note Date	
	Dispatched through	Destination	
	Terms of Delivery		

Sl No.	Particulars	HSN/SAC	Amount
1	<b>MASTER VALUATION</b>	997224	<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	
997224	5,000.00	9%	450.00	9%	450.00	900.00
<b>Total</b>	<b>5,000.00</b>		<b>450.00</b>		<b>450.00</b>	<b>900.00</b>

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

**Remarks:**

14260/2310515 "Yashoda Apartments" Proposed Residential Building on Plot No. 2, Survey No. 206/3 /1/2/3 & CTS No. 1773/P at Village - Pathardi -2 Shiwar, Nashik, Taluka - Nashiki, District - Nashik, PIN Code - 422 010, 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 : vastukalaconsul@icici

for **VASTUKALA CONSULTANTS (I) PVT LTD**

ASMITA JAYSING BATHOD  
Digitally signed on 12-02-2025 13:55:23  
Authorized Signatory

SUBJECT TO MUMBAI JURISDICTION

This is a Computer Generated Invoice