

## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report : State Bank of India / Satpur Nashik Branch / Swaraj Homes (14282/2310542)

Page 2 of 35

Vastu/SBI/Nashik/02/2025/14282/2310542  
13/14-192-V  
Date: 13.02.2025

www.vastukala.co.in

### MASTER VALUATION REPORT OF "Swaraj Homes"

**"Swaraj Homes" Proposed Residential Cum Commercial Building on Gut No. 345/2, CTS No. 6873 / part, Village - Satpur Shiwar, Moule Lane, Bajrang Nagar, Near Chatrapati Shivaji Maharaj Market, Nashik, Taluka - Nashik, District - Nashik, PIN Code - 422 007, State - Maharashtra, Country - India.**

**Latitude Longitude: 19°59'08.5"N 73°44'05.0"E**

**NAME OF DEVELOPER: M/s. Kothawale Patil Builders & Developers Pvt. Ltd.**

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

**1. Location Details:**

The property is situated at **"Swaraj Homes"** Proposed Residential Cum Commercial Building on Gut No. 345/2, CTS No. 6873 / part, Village - Satpur Shiwar, Moule Lane, Bajrang Nagar, Near Chatrapati Shivaji Maharaj Market, Nashik, Taluka - Nashik, District - Nashik, PIN Code - 422 007, State - Maharashtra, Country - India. It is about 15.1 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 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. Kothawale Patil Builders & Developers Pvt. Ltd.	
Project Registration Number	Project	RERA Project Number
	Swaraj 1 and 2 BHK Homes	P51600051745
Register office address	M/s. Kothawale Patil Builders & Developers Pvt. Ltd. <b>Address:</b> Office at 18, "Kalika Super Market", Trimurti Chowk, New Nashik, Village – Nashik, Taluka - Nashik, District - Nashik, PIN Code – 422 009, State - Maharashtra, Country – India.	
Contact Numbers	<b>Contact Person:</b> Mr. Kothawale Patil (Builder Person, Mobile No. 9405521921 / 9423474544)	

*Accepted  
14/2/25*

**3. Boundaries of the Property:**

Direction	Particulars
On or towards North	Open Plot & Road
On or towards South	Road



**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 :


- 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

## Tax Invoice

 <b>VASTUKALA</b> <small>Accounting &amp; Consulting</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/024</b>	Dated <b>12-Feb-25</b>
	Delivery Note Reference No. & Date. <b>NO PG dt. 12-Feb-25</b>	Mode/Terms of Payment <b>AGAINST REPORT</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. Dispatch Doc No. <b>14282/2310542</b> Dispatched through Terms of Delivery	Dated Delivery Note Date Destination	

SI 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>450.00</b>		<b>450.00</b>	<b>900.00</b>

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

**Remarks:**

14282/2310542 "Swaraj Homes" Proposed Residential Cum Commercial Building on Gut No. 345/2, CTS No. 6873 / part, Village - Satpur Shiwar, Moule Lane, Bajrang Nagar, Near Chatrapati Shivaji Maharaj Market, Nashik, Taluka - Nashik, District - Nashik, PIN Code - 422 007, 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 : **STATE BANK OF INDIA**

A/c No. : **32632562114**

Branch & IFS Code: **CHANDIVALI Andheri (East) & SBIN0011752**



UPI Virtual ID : **Vastukala Consultants (I) Pvt.Ltd**

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

ASMITA JAYSHING RATHOD  
 Digitally signed on 12-02-2025 17:58:02  
 Authorized Signatory

SUBJECT TO MUMBAI JURISDICTION

This is a Computer Generated Invoice