

MSME Reg No: UDYAM-MH-18-008561 An ISO 9001 : 2015 Certified Company CIN: U74120MH2010PTC207869

# Vastukala Consultants (I) Pvt. Ltd.

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

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

## 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 12th February 2025 for approval of Advance Processing Facility.

### Location Details: 1.

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.

Name of builder	M/s. Kothawale Patil Builders &	M/s. Kothawale Patil Builders & Developers Pvt. Ltd.		
Project Registration Number	Project	RERA Project Number		
200 00 00 00 00 00 00 00 00 00 00 00 00	Swaraj 1 and 2 BHK Homes	P51600051745		
Register office address	M/s. Kothawale Patil Builders &	Developers Pvt. Ltd.		
	Nashik, Village - Nashik, Taluka -	<u>s:</u> t 18, " <b>Kalika Super Market"</b> , Trimurti Chowk, Ne /illage – Nashik, Taluka - Nashik, District - Nashik, PIN 422 009, State - Maharashtra, Country – India.		
Contact Numbers	Contact Person: Mr. Kothawale Patil (Builder Pers 9423474544)	son, Mobile No. 9405521921 /		

### 2. Developer Details:

### 3. Boundaries of the Property:

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

Nashik: 4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Regd. Office Adagon, Nashik-422003 (M.S.), INDIA Email: nashik@vastukala.co.in | Tel : +91 253 4068262/98903 80564 Our Pa

an I	India	Preser	nce at :	
la al	0	Thomas	Abmadahad	D Dolt

	Nanded	Q Thane	Ahmedabad	<b>Q</b> Delhi NCR
2	Mumbai	<b>Nashik</b>	Rajkot	Raipur
2	Aurangabad	9 Pune	Indore	Jaipur

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**

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VASTUKALAVASTUKALA CONSULTANTS (I) PVT LTD B1-001, U/B FLOOR, BOOMERANG, CHANDIVALI FARM ROAD, ANDHERI-EAST MUMBAI-400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27Invoice No.DatedVASTUKALAB1-001, U/B FLOOR, BOOMERANG, CHANDIVALI FARM ROAD, ANDHERI-EAST MUMBAI-400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27Invoice No.DatedVASTUKALAGSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27Mode/Terms of PBuyer (Bill to)ConstructionMode/Terms of PSTATE 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 : 27AAACS8577K2ZOInvoice No.Delivery Note DaGSTIN/UIN: 27AAACS8577K2ZO State Name : Maharashtra, Code : 27Dispatch Doc Incurrent DeliveryDestination	ORT
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SGST	450.00
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Amount Chargeable (in words)         Indian Rupee Five Thousand Nine Hundred Only         HSN/SAC       Taxable       CGST       SGST/UTGST         Value       Rate       Amount       Rate       Amount       Tax         997224       5,000.00       9%       450.00       9%       450.00         Total       5,000.00       9%       450.00       450.00         Tax Amount (in words) :       Indian Rupee Nine Hundred Only       Company's Bank Details         Remarks:       Company's Bank Details       Bank Name       :       STATE BANK OF INDI/         14282/2310542       "Swaraj Homes" Proposed       A/c No.       :       32632562114         Branch & IFS Code:       CHANDIVALI Andheri (East) & S	E. & O.E Total Amoun 900.00 900.00
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Amount Chargeable (in words)         Indian Rupee Five Thousand Nine Hundred Only         HSN/SAC       Taxable Value       CGST       SGST/UTGST         997224       5,000.00       9%       450.00       9%       450.00         Total       5,000.00       9%       450.00         Total       5,000.00       9%       450.00         Total       5,000.00       Company's Bank Details         Bank Name       STATE BANK OF INDI/         A/c No.       :       32632562114       Branch & IFS Code:       CHANDIVALI Andheri (East) & S	E. & O.E Total Amoun 900.00 900.00
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Amount Chargeable (in words)         Indian Rupee Five Thousand Nine Hundred Only         HSN/SAC       Taxable       CGST       SGST/UTGST         997224       5,000.00       9%       450.00       9%       450.00         997224       5,000.00       9%       450.00       450.00       450.00         Total       5,000.00       9%       450.00       450.00       450.00         Tax Amount (in words) :       Indian Rupee Nine Hundred Only       Company's Bank Details       Company's Bank Details         Remarks:       14282/2310542       "Swaraj Homes" Proposed       A/c No.       : 32632562114         Branch & IFS Code:       CHANDIVALI Andheri (East) & S         345/2, CTS No. 6873 / part, Village - Satpur Shiwar,       A/c No.       : 32632562114         Branch & IFS Code:       CHANDIVALI Andheri (East) & S         Maharaj Market, Nashik, Taluka - Nashik, District -       Nashik, PIN Code - 422 007, State - Maharashtra,       Company's PAN       : AADCV4303R         Declaration       : AADCV4303R       Image: Addition and the state is a stat	E. & O.E Total Amoun 900.00 900.00
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Amount Chargeable (in words)         Indian Rupee Five Thousand Nine Hundred Only         HSN/SAC       Taxable       CGST       SGST/UTGST         Value       Rate       Amount       Rate       Amount       Tax         997224       5,000.00       9%       450.00       9%       450.00         997224       5,000.00       9%       450.00       450.00         Total       5,000.00       9%       450.00       450.00         Tax Amount (in words) :       Indian Rupee Nine Hundred Only       Company's Bank Details         Remarks:       Company's Bank Details       Bank Name       :       STATE BANK OF INDI/         14282/2310542       "Swaraj Homes" Proposed       Company's Bank Details       Bank Name       :       32632562114         Residential Cum Commercial Building on Gut No.       32632562114       Branch & IFS Code:       CHANDIVALI Andheri (East) & S         345/2, CTS No. 6873 / part, Village - Satpur Shiwar,       Moule Lane, Bajrang Nagar, Near Chatrapati Shivaji       Home All andheri (East) & S         Mourty - India - Master Valuation       Company's PAN       : AADCV4303R       Image All and the consultants (I) P         Declaration       NOTE - AS PER MSME RULES INVOICE NEED       Image All and the consultants (I) P       Image All and the consult	E. & O.E Total Amoun 900.00 900.00 BIN0011752
Amount Chargeable (in words)         Indian Rupee Five Thousand Nine Hundred Only         HSN/SAC       Taxable       CGST       SGST/UTGST         997224       5,000.00       9%       450.00       450.00         997224       5,000.00       9%       450.00       450.00         Total       5,000.00       9%       450.00       450.00         Tax Amount (in words) :       Indian Rupee Nine Hundred Only       Company's Bank Details         Remarks:       Company's Bank Details       Bank Name       :       STATE BANK OF INDI/         14282/2310542       "Swaraj Homes" Proposed       Company's Bank Details       Bank Name       :       32632562114         Remarks:       A/c No.       :       32632562114       Branch & IFS Code:       CHANDIVALI Andheri (East) & S         345/2, CTS No. 6873 / part, Village - Satpur Shiwar,       Maharaj Market, Nashik, Taluka - Nashik, District -       Nashik, PIN Code - 422 007, State - Maharashtra,       Company's PAN       :       AADCV4303R         Declaration       NOTE - AS PER MSME RULES INVOICE NEED       Image: Company's PAN       :       AADCV4303R         Declaration       MSMER PULCABLE AS PER THE RULE.       Image: Company's PAN       :       Company's PAN       :         BE CLEARED WITHIN 45 DAYS OR INTEREST </td <td>E. &amp; O.E Total Amoun 900.00 900.00 BIN0011752 BIN0011752</td>	E. & O.E Total Amoun 900.00 900.00 BIN0011752 BIN0011752

SUBJECT TO MUMBAI JURISDICTION

This is a Computer Generated Invoice