

MASTER VALUATION REPORT OF "Vitthal Blossom"

"Vitthal Blossom" Proposed Residential Building Plan on Plot No. 1 + 2, Survey No. 46/1 +2 & Survey No. 46/1/2 at Village – Kamatwade, Vitthal Nagar, Near Little Star Play School, Taluka - Nashik, District - Nashik, PIN Code - 422 008, State - Maharashtra, Country - India

Latitude Longitude: 19°58'42.2"N 73°44'51.7"E

NAME OF DEVELOPER: Mr. Vilas Dattatray Matala

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 **23rd April 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "Vitthal Blossom" Proposed Residential Building Plan on Plot No. 1 + 2, Survey No. 46/1 +2 & Survey No. 46/1/2 at Village – Kamatwade, Vitthal Nagar, Near Little Star Play School, Taluka - Nashik, District - Nashik, PIN Code - 422 008, State - Maharashtra, Country - India. It is about 14.8 Km. 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:

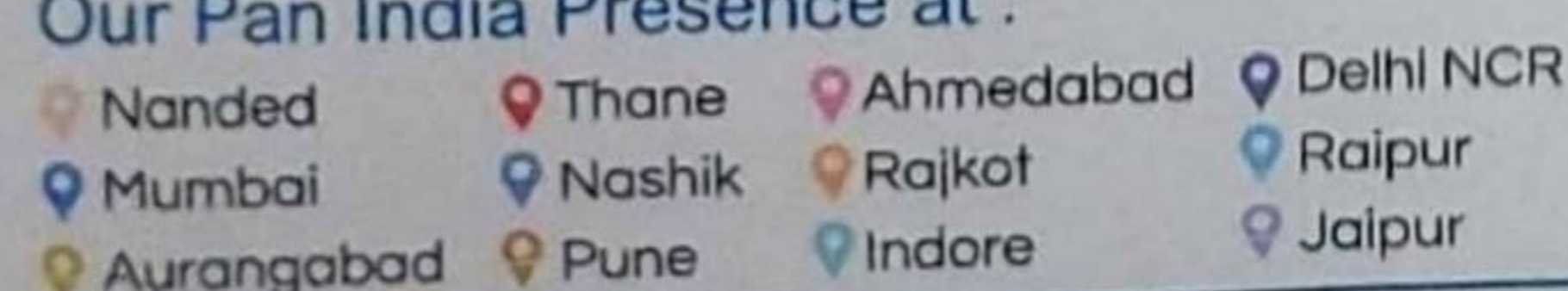
Name of builder	Mr. Vilas Dattatray Matala	
Project Registration Number	Project Vitthal Blossom	RERA Project Number P51600051891
Register office address	Mr. Vilas Dattatray Matala Address: Plot No. 1 + 2, "Matala House", Vitthal Nagar, Village – Kamatwade, Near Wavre Nagar, Taluka - Nashik, District - Nashik, PIN Code - 422 008, State - Maharashtra, Country - India	
Contact Numbers	Contact Person: Mr. Riddesh Pawar (Sales Person - Mobile No. 7507528999 / 02532371052)	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Road & Akash Classic Building
On or towards South	Samruddhi Apartment
On or towards East	Road & Little Star Play School
On or towards West	Sarvadnyananda Residency & Trivani Niwas

Nashik: 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA
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