



www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-0083617
An ISO 9001 : 2015 Certified Company
CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 49

Vastu/SBI/Nashik/05/2024/8781/2306370
18/03-230-V
Date: 18.05.2024

MASTER VALUATION REPORT OF "Laxminarayan Heaven"

"Laxminarayan Heaven" Proposed Residential & Commercial Building on Plot No. 1 + 2, Survey No. 208/6, Village - Pathardi, Sunrise Road, Pathardi Gaulane Road, Near St. Thomas Bethany Convent School, Taluka - Nashik, District - Nashik, PIN Code - 422 010, State - Maharashtra, Country - India

Latitude Longitude: 19°56'16.1"N 73°45'49.6"E

NAME OF DEVELOPER: M/s. Sahajanand Builders And Developers

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 **17th May 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "Laxminarayan Heaven" Proposed Residential & Commercial Building on Plot No. 1 + 2, Survey No. 208/6, Village - Pathardi, Sunrise Road, Pathardi Gaulane Road, Near St. Thomas Bethany Convent School, Taluka - Nashik, District - Nashik, PIN Code - 422 010, State - Maharashtra, Country - India. It is about 10.7 Km. distance from Nashik Railway Station Surface transport to the property is by buses, Auto, 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	M/s. Sahajanand Builders And Developers	
Project Registration Number	Project	RERA Project Number
	Laxminarayan Heaven	P51600054919
Register office address	M/s. Sahajanand Builders And Developers Address: Office No. 1, "Radhe Lakshmi Residency", Pathardi Phata, Wasan Nagar, Taluka - Nashik, District - Nashik, PIN Code - 422 009, State - Maharashtra, Country - India	
Contact Numbers	Contact Person: Mr. Sidharth Patel (Sales Person - Mobile No. 08446255575)	

3. Boundaries of the Property:

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



Nashik: 4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra Nandu 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
- 📍 Mumbai
- 📍 Aurangabad
- 📍 Thane
- 📍 Nashik
- 📍 Pune
- 📍 Ahmedabad
- 📍 Rajkot
- 📍 Indore
- 📍 Delhi NCR
- 📍 Raipur
- 📍 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