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## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/SBI/Nashik/05/2024/8885/2306441  
23/14-301-RYV  
Date: 23.05.2024

# MASTER VALUATION REPORT OF "Imperial Tower"

**"IMPERIAL TOWER", Building Permission of Proposed Commercial & Residential on Survey No. 78/ 1/ A/ 78/ 3/ 1/ 2, Plot No. 1+2 at Village - Dasak Shiwar, Near Dalimb Market, Kailash Nagar, Sambhaji Nagar Road, Taluka & District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India**

**Latitude Longitude: 20°00'13.9"N 73°49'53.3"E**

**NAME OF DEVELOPER: M/s. Bijasani Buildtech**

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 **22<sup>nd</sup> May 2024** for approval of Advance Processing Facility.

### 1. Location Details:

The property is situated at "IMPERIAL TOWER", Building Permission of Proposed Commercial & Residential on Survey No. 78/ 1/ A/ 78/ 3/ 1/ 2, Plot No. 1+2 at Village - Dasak Shiwar, Near Dalimb Market, Kailash Nagar, Sambhaji Nagar Road, Taluka & District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India. It is about 7.4 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:

<b>Name of builder</b>	<b>M/s. Bijasani Buildtech</b>	
<b>Project Registration Number</b>	<b>Project</b>	<b>RERA Project Number</b>
	<b>Imperial Tower</b>	<b>P51600054836</b>
<b>Register office address</b>	<b>M/s. Bijasani Buildtech</b> Flat No.1004, "Parksyde Homes", Opp. Rasbihari School, Hanuman Nagar, Panchvati, Village - Nashik, Taluka & Dist. - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India.	
<b>Contact Numbers</b>	<b>Contact Person:</b> Mr. Pramod Dusane (Builder - Mobile No. 93739 01547)	

### 3. Boundaries of the Property:

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



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