

## MASTER VALUATION REPORT OF "NEELAM SRUSHTI "

**"Neelam Srushti" Proposed Residential Cum Commercial Building on Plot No. 42, Survey No. 229/234/1A/302/2/4/5 at Village – Mhasrul, Near Hotel City Spice, Dindori Road, Taluka - Nashik, District - Nashik, PIN Code - 422 004, State - Maharashtra, Country - India**

**Latitude Longitude: 20°02'33.2"N 73°48'26.6"E**

### NAME OF DEVELOPER: M/s. Neelam 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 **16<sup>th</sup> September 2024** for approval of Advance Processing Facility.

#### 1. Location Details:

The property is situated **"Neelam Srushti"** Proposed Residential Cum Commercial Building on Plot No. 42, Survey No. 229/234/1A/302/2/4/5 at Village – Mhasrul, Near Hotel City Spice, Dindori Road, Taluka - Nashik, District - Nashik, PIN Code - 422 004, State - Maharashtra, Country - India. It is about 14.2 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. Neelam Builders and Developers</b>	
<b>Project Registration Number</b>	<b>Project</b>	<b>RERA Project Number</b>
	<b>Neelam Srushti</b>	<b>P51600077022</b>
<b>Register office address</b>	<b>M/s. Neelam Builders and Developers</b> <b>Address:</b> Bliss Bungalow, Near Fame Multiplex, Tagore Nagar, Nashik Pune Road, Village – Nashik, Taluka - Nashik, District - Nashik, PIN Code - 422 006, State - Maharashtra, Country - India	
<b>Contact Numbers</b>	<b>Contact Person:</b> Mr. Shailesh Velani (Builder Person – Mobile No. 9421606857)	

#### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Riya Park Row House & Open Plot
On or towards South	Dindori Road
On or towards East	Dindori Road & Jyoti Kalash Row House
On or towards West	Road

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