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## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report : State Bank of India / Satpur Nashik Branch / AAVAAS / (11327/2308262)

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Vastu/SBI/Nashik/09/2024/11327/2308262  
20/15-268-CCV  
Date: 20.09.2024

### MASTER VALUATION REPORT OF "AAVAAS"

"Aavaas" Residential Building on Plot No. 11+ 12, Survey No. 207/1/2 at Village – Nashik, Opposite Gems English Medium School, Banarasi Nagar, Hirawadi, Panchavati, Taluka - Nashik, District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India

Latitude Longitude: 20°01'11.4"N 73°48'48.2"E

#### NAME OF DEVELOPER: M/s. A L Realty

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 18<sup>th</sup> September 2024 for approval of Advance Processing Facility.

#### 1. Location Details:

The property is situated at "Aavaas" Residential Building on Plot No. 11+ 12, Survey No. 207/1/2 at Village – Nashik, Opposite Gems English Medium School, Banarasi Nagar, Hirawadi, Panchavati, Taluka - Nashik, District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India. It is about 11.2 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:

Name of builder	M/s. A L Realty	
Project Registration Number	Project	RERA Project Number
	Aavaas	P51600048548
Register office address	M/s. A L Realty	
	Address: Office at 2 <sup>nd</sup> Floor, "Midas Tower" AND Showroom Building, College Road, Village – Nashik, Taluka - Nashik, District - Nashik, PIN Code - 422 005, State - Maharashtra, Country - India	
Contact Numbers	Contact Person: Mr. Tukaram Kumar (Site Engineer) Contact No.+91 8830546383	

#### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Road
On or towards South	Swapan Vastu Apartment
On or towards East	Ramanand Apartment
On or towards West	Umiyadham Residency

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