



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-008361
An ISO 9001 : 2015 Certified Company
CIN: U74120MH2010PTC207865

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report : State Bank of India / Satpur Nashik Branch / BHOOMI IMPERIA/ (11719/2308606)

Page 2 of 27

Vastu/SBI/Nashik/10/2024/11719/2308606
14/01-146-CCV
Date: 14.10.2024

MASTER VALUATION REPORT OF "BHOOMI IMPERIA"

"BHOOMI IMPERIA" Residential Cum Commercial Building on Plot No. 71, Survey No. 328/2/1 at Village – Pathardi, Near Shell Petrol Pump, Prashant Nagar, Pathardi Deolali Link Road, Pathardi Phata, Taluka - Nashik, District - Nashik, PIN Code - 422 010, State - Maharashtra, Country - India

Latitude Longitude: 19°56'51.4"N 73°46'19.5"E

NAME OF DEVELOPER: M/s. Jaap Builders & 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 10th October 2024 for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "BHOOMI IMPERIA" Residential Cum Commercial Building on Plot No. 71, Survey No. 328/2/1 at Village – Pathardi, Near Shell Petrol Pump, Prashant Nagar, Pathardi Deolali Link Road, Pathardi Phata, Taluka - Nashik, District - Nashik, PIN Code - 422 010, State - Maharashtra, Country - India. It is about 9.6 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. Jaap Builders & Developers	
Project Registration Number	Project	RERA Project Number
	Bhoomi Imperia	P51600049822
Register office address	M/s. Jaap Builders & Developers Address: Flat No. 11, "Kasturi Park", Near Nasardi Bridge, Nashik Pune Road, Dwarka, Village – Nashik, Taluka - Nashik, District - Nashik, Pin Code - 422 011, State - Maharashtra, Country - India	
Contact Numbers	Contact Person: Mr. Praful Nerpagar (Site Engineer) Contact No.+91 9819017950	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Karmaa – The Avenue Project
On or towards South	Shree Riddhi Siddhi Apartment
On or towards East	Open Plot
On or towards West	Pathardi Road



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

