

## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/SBI/Nashik/11/2024/12548/2309183  
25/03-268-RPV  
Date: 25.11.2024

# MASTER VALUATION REPORT OF "SHREE SAI KRUPA RESIDENCY"

**"SHREE SAI KRUPA RESIDENCY" Residential Cum Commercial Building on Plot No. 3+4+5+6 & Survey No. 18/2(Part), at Village – Makhmalabad Shiwar, Near Rau Hotel, Makhmalabad - Peth Link Road, Mhasrul Link Road, Somnath Shinde Nagar, Taluka - Nashik, District - Nashik, PIN Code - 422 004, State - Maharashtra, Country - India**

**Latitude Longitude: 20°02'51.9"N 73°47'42.9"E**

**NAME OF DEVELOPER: M/s. Highland 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 **23<sup>rd</sup> November 2024** for approval of Advance Processing Facility.

### 1. Location Details:

The property is situated at " **SHREE SAI KRUPA RESIDENCY** " Residential Cum Commercial Building on Plot No. 3+4+5+6 & Survey No. 18/2(Part), at Village – Makhmalabad Shiwar, Near Rau Hotel, Makhmalabad - Peth Link Road, Mhasrul Link Road, Somnath Shinde Nagar, Taluka - Nashik, District - Nashik, PIN Code - 422 004, State - Maharashtra, Country - India It is about 15.5 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. Harshal Hanmante Builders And Developers Private Limited</b>	
<b>Project Registration Number</b>	<b>Project</b>	<b>RERA Project Number</b>
	<b>SHREE SAI KRUPA RESIDENCY</b>	<b>P51600046971</b>
<b>Register office address</b>	<b>M/s. Harshal Hanmante Builders And Developers Private Limited</b> <b>Address:</b> Unit Number. 1, "YADENSH APPARTMENT" Near Savarkar Garden, Dindori Road, Mhasrul, Village – Nashik, Taluka - Nashik, District - Nashik, PIN Code - 422 004, State - Maharashtra, Country - India	
<b>Contact Numbers</b>	<b>Contact Person:</b> Builder Contact No.+91 9119566967	

### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Plot No.7,8,9 & 10
On or towards South	Road.
On or towards East	Plot No. 2
On or towards West	9 M. Colony Road

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

