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Valuation Report : State Bank of India / Satpur Nashik Branch / The River (013505 / 2309943) Page 2 of 31

Vastu/SBI/Nashik/01/2025/013505/2309943
06/4-62 -RPSP
Date: 06.01.2025

MASTER VALUATION REPORT OF "The River"

"The River" Proposed Residential Building on Plot No. 4 / 5 / 1, Survey No. 56 / 2A / 56 / 2B, at Village - Anandvalli Shiwar, Behind Shree Navshya Ganpati Mandir, Gangapur Road, Taluka - Nashik, District - Nashik, PIN Code - 422 013, State - Maharashtra, Country - India

Latitude Longitude: 20°01'07.2"N 73°44'24.1"E

NAME OF DEVELOPER: M/s. Surana Fortune Realtors

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 6TH January 2025 for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "The River" Proposed Residential Building on Plot No. 4 / 5 / 1, Survey No. 56 / 2A / 56 / 2B, at Village - Anandvalli Shiwar, Behind Shree Navshya Ganpati Mandir, Gangapur Road, Taluka - Nashik, District - Nashik, PIN Code - 422 002, State - Maharashtra, Country - India. It is about 17.1 Km. travel 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. Surana Fortune Realtors	
Project Registration Number	Project	RERA Project Number
	The River	P51600076804
Register office address	M M/s. Surana Fortune Realtors Address: Unit No. 66, "Business Bay" Shri Hari Kute Marg, Mumbai Naka, Village - Nashik, Taluka - Nashik, District - Nashik, PIN Code - 422 002, State - Maharashtra, Country - India.	
Contact Numbers	Contact Person: Builder Contact No. +91 99223 35174	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	18 Meter Road
On or towards South	Adj. Plot 4-5-2 and Plot 4-5-13 and Plot No 12
On or towards East	Adjoining Survey No 57
On or towards West	Plot No. 1 to 8



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Regd. Office

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