

MASTER VALUATION REPORT OF "DSV Prestige"

"DSV Prestige", Proposed Residential Building on Plot No. 5 + 6, Survey No. 6/2 at Village - Wadala, Near Masjid - E - Hasan, Al Aqsa Colony, Khode Nagar, Nashik, Taluka & District - Nashik, PIN Code - 422 006, State - Maharashtra, Country - India

Latitude Longitude: 19°58'32.3"N 73°47'42.0"E

NAME OF DEVELOPER: M/s. DSV Developers

Pursuant to instructions from Union Bank of India, RLP Nashik Branch, 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 **18th May 2023** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"DSV Prestige"**, Proposed Residential Building on Plot No. 5 + 6, Survey No. 6/2 at Village - Wadala, Near Masjid - E - Hasan, Al Aqsa Colony, Khode Nagar, Nashik, Taluka & District - Nashik, PIN Code - 422 006, State - Maharashtra, Country - India. It is about 7.7 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 developing locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developing.

2. Developer Details:

Name of builder	M/s. DSV Developers	
Project Registration Number	Project	RERA Project Number
	DSV Prestige	P51600050753
Register office address	M/s. DSV Developers Plot No. 25, 26, "Sauhya Bungalow", Matoshri Nagar, Tidake Colony, Nashik, Taluka & Dist. - Nashik, PIN Code - 422 002, State - Maharashtra, Country - India	
Contact Numbers	Contact Person : Mr. Tushar Handage (Bank Staff - Mobile No. 8459356755)	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Road & Open Plot
On or towards South	Open Plot & Tej Signature Building
On or towards East	Road & Sabir Galaxy
On or towards West	Residential Building

Nashik : 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
E-mail : nashik@vastukala.org, Tel. : +91 253 4068262 / 9890380564

Our Pan India Presence at :

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Mumbai - 400 093, (M.S.), INDIA
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mumbai@vastukala.org

$$\begin{aligned}
 1218 \times 107641 &= 13110 \times \cancel{7000} = 9177000 && 81938000 \\
 1177-95 \times 107641 &= \cancel{1911} && \\
 12679 \times 2000 &= 25358000 && \\
 \hline
 &= 6146,88,000 &&
 \end{aligned}$$