

## 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 State Bank of India, AGM HLST, Administrative Office, Satpur, 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 **06<sup>th</sup> July 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, "Saukhya Bungalow", Matoshri Nagar, Tidake Colony, Nashik, Taluka & Dist. - Nashik, PIN Code - 422 002, State - Maharashtra, Country - India	
Contact Numbers	Contact Person: Mr. Vaibhav Tupe (Builder Person - Mobile No. 8888989394)	

#### 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, 1<sup>st</sup> Floor, Madhusha 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 :

Mumbai Aurangabad Pune Rajkot  
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Regd. Office : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org




## Remarks:

1. This APF is based on sanctioned plan copy provided by SBI.
2. Construction stage is calculated as per no of floors sanctioned.
3. Rate derived in report is basic rate and on Carpet area.
4. Flat area (Carpet area) considered in APF report is provided by Sanctioned Building Plan/RERA.
5. Builder taking (carpet to build up) loading factor 35% for residential flat.
6. We have not considered legal charges, Stamp duty for valuation

We have considered Market Approach for Valuation and Composite Method Valuation. I/We hereby declare that Parking space, Infrastructure charges, MSEB Charges, Water Charges, OneTime Maintenance Charges, and GST is not considered while arriving at valuation of the unit.

Place: Nashik  
Date: 10.07.2023

  
Manoj B. Chalikwar  
Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
SBI Empanelment No.: SME/TCC/2021-22/86/3

