



Valuation Report Prepared For: BOB/ Golf Club Branch / M/s. Patco Precision Components Pvt. Ltd (007451 / 2305337) Page 2 of 33

Vastu/Nashik/03/2024/007451/ 2305337
05/16-85 -RYBS
Date: 05.03.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Land and Building on **Plot No. S-26, S-26/ 1 & S-26/ 2**, Behind MIDC Ambad Fire Station, Opp. Gangamai Industrial Complex Ambad Satpur Link Road, Ambad MIDC, Village - Ambad, Taluka & District – Nashik, PIN Code – 422 010, State – Maharashtra, Country – India, belongs to **M/s. Patco Precision Components Pvt. Ltd.**

Boundaries of the property.

Boundaries	Plot No. S-26/1 & S-26	Plot No. S- 26/2
North	20.00 M. Wide Road	Plot No. S-26/1 & Plot No. S-26
South	Plot No. S- 26/2	MIDC Land Am-57
East	MIDC Land OS-65	MIDC Land OS-65
West	Plot No. S-32	Plot No. S-32

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and Fair Market Value for this particular purpose at **₹ 28,87,36,760.00 (Rupees Twenty-Eight Crore Eighty-Seven Lakh Thirty-Six Thousand Seven Hundred Sixty Only)**

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

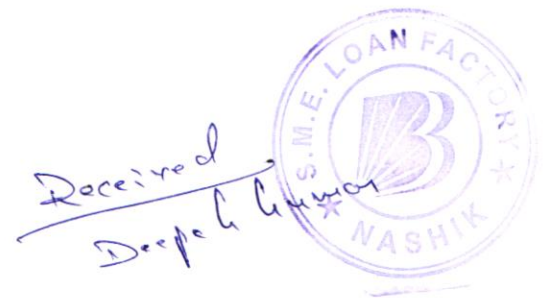
**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.03.05 17:05:02 +05'30'

Auth. Sign)



Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Reg. No. IBB/RV/07/2018/10366
BOB Empanelment No.: ZO:MZ:ADV:46:941
Encl: Valuation Report



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