

Valuation Report Prepared For: BOI/ Nashik Main Branch / M/s.Deshmukh Enterprises (007642/2305490)

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Vastu/Nashik/03/2024/007642/2305490  
13/20-238-CHBS  
Date: 13.03.2024

## VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Land and Building on **Gat No.17**, Ground Floor + First Floor, Near Honest Marketing , Babhaleshwar Road, Nashik Pune Highway, Village - Palse , PIN Code – 422 102, Taluka- Nashik, District – Nashik, State – Maharashtra, Country – India belongs to **M/s.Deshmukh Enterprises M/s.Deshmukh Sales Corporation**

Boundaries of the property.

North : Property of Mr.Shantaram Balu Gaidhani & Mr.Pandurang Rawji Gaidhani  
South : Babhaleshwar Road  
East : Gat No.32 Property of Mr.Pandurang Baburao Gaidhani  
West : Road of Darna River.

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 valued for this particular purpose at **₹ 4,38,28,267.00 (Rupees Four Crore Thirty-Eight Lakh Twenty-Eight Thousand Two Hundred Sixty-Seven 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

**Manoj B. Chalikwar**

Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
BOI Empanelment No.: MNZ:C&IC:VAL19-20  
Encl: Valuation report.

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
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*MS*



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