

Valuation Report Prepared For: BOI/ Nashik Main Branch / Shri. Sampatrao Narayanrao Deshmukh (007653/ 2305498) Page 2 of 21

Vastu/Nashik/03/2024/007653/2305498  
14/3-246-CHBS  
Date: 14.03.2024

## VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Land and Building on **Gat No.104**, Ground Floor + First Floor, Opposite M.S.E.D.C.L Substation, Pimpri Sayyad Link Road, Village - Vinchurgawali, PIN Code – 422 003, Taluka- Nashik, District – Nashik, State – Maharashtra, Country – India belongs to **Shri. Sampatrao Narayanrao Deshmukh**

Boundaries of the property.

North : Part of Gat No.104  
South : Gat No.87  
East : Gat No.103  
West : Adgaon Shiv

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 **₹ 5,09,47,534.00 (Rupees Five Crore Nine Lakh Forty-Seven Thousand Five Hundred Thirty-Four 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  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.03.14 14:45:58 +05'30'

Auth. Sign.



*Manoj*



www.vastukala.org

**Nashik** : 4, 1<sup>st</sup> 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 :

Mumbai Aurangabad Pune Rajkot  
Thane Nanded Indore Raipur  
Delhi NCR Nashik Ahmedabad Jaipur

**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