

# Vastukala Consultants (I) Pvt. Ltd.

Valuation Report : BOB/ SME Loan Factory Branch / M/s.Hotel Curry Leaves (012403/2309072) Page 2 of 29

Vastu/Nashik/11/2024/012403/2309072  
15/18-157-CCBS  
Date: 16.11.2024

## 1. VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Land and Proposed Hotel Building "Hotel Curry Leaves" on Plot No.C-4/3, Nashik Industrial Co. Operative Estate Limited (NICE) MIDC Satpur, Nashik, MIDC Road Street No.8, Opposite Asia Automotive Limited Company, Mahatma Nagar Water Tank Road, Village - Satpur M.I.D.C, Taluka - Nashik, District - Nashik, PIN Code - 422 007, State - Maharashtra, Country - India belongs to M/s.Hotel Curry Leaves.  
Boundaries of the property.

Boundaries	Plot No.C-4/3
North	MIDC Road 18.3 M R/W
South	Plot No.C-3
East	Plot No.C-4/2
West	Plot No.A-39/2

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.

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Full Value after completion	₹ 23,28,44,910/-	₹ 20,95,60,419/-	₹ 18,62,75,928/-	₹ 14,22,20,224/-
Proportionate Value at present	₹ 8,22,58,791/-	₹ 7,40,32,912/-	₹ 6,58,07,033/-	-

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: 2024.11.16 12:19:05 +05'30'

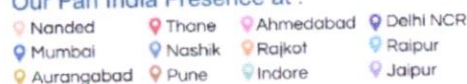
Auth. Sign.



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

Nashik: 4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road,  
Adgaon, Nashik-422003 (M.S.), INDIA  
Email: nashik@vastukala.co.in | Tel: +91 253 4068262/98903 80564

Our Pan India Presence at :


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

**Regd. Office**


B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road,  
Powai, Andheri East, Mumbai :400072, (M.S), India

+91 22 47495919

mumbai@vastukala.co.in

www.vastukala.co.in

**PROFORMA INVOICE**

 <b>Vastukala Consultants (I) Pvt. Ltd.</b> B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST, MUMBAI - 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.co.in	Invoice No.	Dated																									
	<b>PG-3168/24-25</b>	<b>15-Nov-24</b>																									
	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>																									
	Reference No. & Date.	Other References																									
	<b>PG-3168/24-25 dt. 15-Nov-24</b>																										
Buyer (Bill to) <b>BANK OF BARODA - SME LOAN FACTORY-NASHIK</b> BSNL Building, Datta Mandir Road, Nashik Road, Nashik - 422 101. India. GSTIN/UIN : 27AAACB1534F2Z5 State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated																									
	Dispatch Doc No.	Delivery Note Date																									
	<b>12403/2309072</b>																										
	Dispatched through	Destination																									
	Terms of Delivery																										
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Remarks: 12403/2309072 M/s.Hotel Curry Leaves- Industrial Land and Proposed Hotel Building " Hotel Curry Leaves " on Plot No.C-4/3 , Nashik Industrial Co. Operative Estate Limited ( NICE ) MIDC Satpur , Nashik, MIDC Road Street No.8, Opposite Asia Automotive Limited Company , Mahatma Nagar Water Tank Road , Village – Satpur M.I.D.C, Taluka - Nashik, District – Nashik, PIN Code – 422 007, State – Maharashtra, Country – India. Company's PAN : <b>AADCV4303R</b>		Company's Bank Details Bank Name : <b>ICICI Bank Ltd - Nashik</b> A/c No. : <b>345505001235</b> Branch & IFS Code: <b>Nashik - Adgaon Naka &amp; ICIC0003455</b>  UPI Virtual ID : <b>vastukalaconsul@icici</b> for <b>Vastukala Consultants (I) Pvt. Ltd.</b> Authorised Signatory																									
Declaration NOTE – AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE. MSME Registration No. - 27222201137																											

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