



Valuation Report Prepared For: BOB/ Mumbai Naka Parisar Nashik Branch / Shri. Ajay Ramrao Mulane (30525/46255) Page 2 of 26

Vastu/Nashik/03/2023/30525/46255

22/17-448-CCV

Date: 22.03.2023

## 1. VALUATION OPINION REPORT

This is to certify that the property bearing Land and Building on Plot No.41, Ground Floor, (South Side Part ) Survey No. 238/3, Near Shree Gajanan Maharaj Mandir, Kishor Suryavanshi Marg, Vrundavan Nagar, Off Peth Road, Village – Mhasrul , Taluka – Nashik, District – Nashik, Pin Code – 422 004, State - Maharashtra, Country – India belongs **Shri. Ajay Ramrao Mulane & Others**

Boundaries of the property.

North : Building  
South : Road  
East : Bungalow  
West : Road

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 ₹ **31,09,712.00** (Rupees Thirty One Lakh Nine Thousand Seven Hundred Twelve 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 BABURAO  
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=N, o=VASTUKALA CONSULTANTS (I) PRIVATE  
LIMITED, ou=ADMPN,  
2.5.4.20c982266c46d15dcd350c939e2685513499cfd333d4  
1335115279b17a18b3652, postalCode=400069,  
st=Maharashtra,  
serialNumber=41450a566abcc89d02a55a8e81cfe631f1  
8d2c8956282c73a32706250c, o=MANOJ BABURAO  
CHALIKWAR  
Date: 2023.03.23 10:54:14 +05'30'

Director

**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

Encl: Valuation Report

Auth. Sign.



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