



Valuation Report Prepared For: BOB / Mumbai Naka Parisar Nashik Branch / Shri. Sainath Bhikaji Thombare (869/30553/46277) Page 2 of 30

Vastu/Nashik/03/2023/869/30553/46277

23/13-470-VBV

Date: 23.03.2023

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Bungalow on Plot No. 28 To 33, Survey No. 21/1/2/A/3/20/2/A, Ground + 2<sup>nd</sup> Floor, Near Mayur Hospital, Siddatek Nagar, ITI Ambad Village - Kamathwade, Taluka & District – Nashik, Pin Code - 422 010, State – Maharashtra, Country – India belongs **Shri. Sainath Bhikaji Thombare**

Boundaries of the property.

Boundaries	Row House
North	Row House
South	Row House
East	Road
West	Row House

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 for this particular purpose at **₹ 96,85,500.00 (Rupees Ninety Six Lakh Eighty Five Thousand Five Hundred Only)**. As per Site Inspection **87%** Construction Work is Completed

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: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=ADMIN,  
2.5.4.12=90726c4f4c25a8214b0f9e28807149023228413  
31115279c7e78d8d52, postalCode=400004,  
serialNumber=4154a5a8abcc9f9b2c558f2c7b51f71bd  
2e99a287e29a3277b6259c, cn=MANOJ BABURAO  
CHALIKWAR  
Date: 2023.03.28 16:15:36 +0530

Auth. Sign.



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.

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