Vastu/Nashik/03/2023/30608/46351
25/01-544-VBSH
Date: 25.03.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House No. 4, Ground + 1st Floor, **"Sai Galaxy – V"**, Survey No. 936 / 1 / 1(Old Survey No.1200), Plot No. 9 / 10, Shiv Saptashrungi Nagar, Near Ashoka Universal School, Village - Sinnar, Taluka – Sinnar, District - Nashik, PIN Code – 422 113, State – Maharashtra, Country – India. belongs to Name of Proposed Purchaser: **Shri. Ramesh Tulshiram Ingale & Smt. Sunita Ramesh Ingale**. Name of Owner: **M/S. K.S. Construction.**

Boundaries of the property.

Boundaries	Actual	Row House
North	Plot No. 11	Row House No. 5
South	Plot No. 8	Row House No. 3
East	9 M. Wide Colony Road	Road
West	Plot No. 4 & 5	Open Plot

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 **₹ 30,24,000.00 (Rupees Thirty Lakh Twenty Four Thousand 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: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, ou=ADMIN, 2.5.4.20=9822b6c4fad35dc03e0cf39e268659134[illegible]3033d41333115279b17a18b5652, postalCode=400069, st=Maharashtra, serialNumber=41a56a566ab8cc89d6b2a55a8fce3cfeb31f31bd2394e28f2e29a327b625bfc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.03.25 10:16:24 +05'30'

Auth. Sign.

VASTUKALA CONSULTANTS (I) PVT. LTD. Valuers & Appraisers Architects & Interior Designers Chartered Engineers (I) TEV Consultants Leader's Engineer U74120 MH2010 PTC207869

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.

बैंक ऑफ बड़ौदा BANK OF BARODA Specialized Mortgage Stores

27.3.23.