



Valuation Report Prepared For: BOB / Mumbai Naka Parisar Nashik Branch / Mrs. Swity Bablu Thapa (30693/46453) Page 2 of 25

Vastu/Nashik/03/2023/30693/46453 28/12-644-RPSH Date: 28.03.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1, 1st Floor, "Shree Heights Apartment", Plot No. 11 & 12, Survey No. 279 / 3 / to 4 / 2, (As Per Recent Digital 7 / 12 Extracts of Survey No. 279 / 3 to 4 / 2 / Plot /11 & Survey No. 279 / 3 to 4 / 2 / Plot / 12), Near Shree Hanuman Garden, Canel Road, Amrutdham, Village -Nashik, Taluka - Nashik, District - Nashik, PIN Code - 422 006, State - Maharashtra, Country - India belongs to Mr. Gaurav Annasaheb Sant. Name of Proposed Purchaser: Mrs. Swity Bablu Thapa.

Boundaries of the property.

Boundaries	Building	Flat
North	Open Plot	Marginal Space
South	Road	Marginal Space & Road
East	Building	Flat No. 2
West	Bungalow	Marginal Space

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 ₹ 45,67,050.00 (Rupees Forty Five Lakh Sixty

Seven Thousand Fifty 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.

Sign.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO **CHALIKWAR**

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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Nashik : 4, 1* Floor, Madhusha Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.) E-mail : nashik@vastukala.org, Tel. : +91 253 4068262 / 9890380564

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Regd. Office : 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093, (M.S.), INDIA TeleFax: +91 22 28371325/24

🖂 mumbai@vastukala.org