



Valuation Report Prepared For: BOB / Mumbai Naka Parisar Nashik Branch / Shri. Vishal Popatrao Porje & Other (30732/46481) Page 2 of 26

Vastu/Nashik/03/2023/30732/46481

29/01-671-VBV

Date: 29.03.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 602, 6th Floor, "Runuka Darshan B – Wing Apartment", Survey No. 25 / 5 / 2 / 3 / 4 / 1, Near HDFC Bank ATM, Wadner Road, Village – Vihitgaon, Taluka – Nashik, District - Nashik, PIN Code – 422 101, State – Maharashtra, Country – India belongs to **Shri. Vishal Popatrao Porje & Smt. Supriya Vishal Porje**.

Boundaries of the property.

Boundaries	Building	Flat
North	B – Wing & Road	Lift & Flat No. 601
South	Open Plot & Ground	Marginal Space
East	Road	Marginal Space
West	Bungalow & Parking	Flat No. 603 & Passage

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 **₹ 35,53,000.00 (Rupees Thirty Five Lakh Fifty Three 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**

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.

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=ADMIN,
2.5.4.203-19822bde4fbd350c030dcf99e2a865913496cf3502c4111
1115279b17a182565213eac4c4d8e0599, cn=Manoj Baburao
serialNumber=41a56a566a6f6c89d523655a8f1e319d6311e
e394e28f2a27b6238c, c=INDIA, o=MANOJ BABURAO CHALIKWAR
Date: 2023.03.29 10:33:43 +05'30'

Auth. Sign.



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