

Valuation Report Prepared For: BOB/ Mumbai Naka Parisar Nashik Branch / Nitin Nivrutti Vidhate & Other (30755/46511) Page 2 of 26

Vastu/Nashik/03/2023/30755/46511

29/30-700-VBV

Date: 29.03.2023

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Row House No.10 / B, "Krushnarjun Row Bungalow" Ground + 1st Floor, Plot No.10 / B, Gat No. 2369 / 2, Vijay Nagar, Amrut Nagar, 10th Maile, Village – Ozar, Taluka – Niphad, District – Nashik, Pin Code – 422 207, State - Maharashtra, Country – India belongs to **M/s.Khode Group & Buildcon**. Name of Proposed Purchaser: **Mr. Nitin Nivrutti Vidhate & Smt. Rajashree Nitin Vidhate**.

Boundaries of the property.

North : Row Bungalow No. 10 / C
South : Row Bungalow No. 10 / A
East : Road
West : Open Plot /& 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 and Fair Market Value for this particular purpose at **₹ 37,53,865.00 (Rupees Thirty Seven Lakh Fifty Three Thousand Eight Hundred Sixty Five 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=, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=ADMIN,
2.5.4.20=9822bae41ad55dc33a9c73e28a5914c57341311
1527817c785632, postalCode=422003, st=Maharashtra,
serialNumber=4184656abdc988ab7a558f0c30931710c583
4c287e29d270a78fc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.03.29 18:23:55 +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

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