



Valuation Report Prepared For: BOB / SMS Mumbai Naka Parisar Nashik Branch / Mr.Yogesh Balkrishna Birla (30926/2300086) Page 2 of 25

Vastu/Nashik/04/2023/30926/2300086  
13/13-84-CHV  
Date: 13.04.2023

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 302, Third Floor, Wing-I, Phase-1 "Treeland", Survey No. 21/1/3, 24, 25/1, 25/2, 167, 28/1/2/1, 28/1/2/2 And 26/1, Hissa No. 5, 6 And 9, ABH Developer ,Near Bobby's Hotel, Gangapur Road, Village -Gangapur, Taluka & District - Nashik, PIN Code – 422 222, State – Maharashtra, Country – India belongs to **Mr. Yogesh Balkrishna Birla**.

Boundaries of the property.

Boundaries	Building	Flat
North	Garden	Marginal Space
South	Parking and Road	Flat No.301
East	H-Wing	Flat No.303
West	J-Wing	J-Wing

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 **₹ 1,05,07,000.00 (Rupees One Crore Five Lakh Seven Thousand Only)**. As per Site Inspection **68%** 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.

Sharadkumar  
B. Chalikwar

C.M.D.

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=sharik@vastukala.com, c=IN  
Date: 2023.04.11 09:46:16 +0530

Auth. Sign



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report.

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

### Our Pan India Presence at :

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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

**Vastukala Consultants (I) Pvt. Ltd.**

121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai – 400 093.

To,

**The Chief Manager,****Bank of Baroda****SMS Mumbai Naka Parisar Nashik Branch**

Shop No. 14 &amp; 15, Suyojit Commercial Complex,

Near Hotel Prakash, Mumbai Naka Parisar,

Nashik, PIN – 422009, State - Maharashtra, Country - India.

**VALUATION REPORT (IN RESPECT OF FLAT)**

I	General	
1.	Purpose for which the valuation is made	: To assess Fair Market value of the property for Bank Loan Purpose.
2.	a) Date of inspection	: 12.04.2023
	b) Date on which the valuation is made	: 13.04.2023
3.	List of documents produced for perusal: 1) Copy of Agreement for Sale Vide No. 3320/2023 Dated.28.03.2023 2) Copy of General Power of Attorney Vide No.12721/2020 Dated.17.12.2020 3) Copy of Commencement Certificate No. LND / BP / B1 / 446/ 2022 dated 21.01.2022 issued by Nashik Municipal Corporation. 4) Copy of Approved Building Plan Accompanying Commencement Certificate No. B1 / BP / 446/2022 dated 21.01.2022 issued by Executive Engineer Town Planning Nashik Municipal Corporation. 5) Copy of RERA Registration Certificate No. P51600025058 dated 08.09.2021 issued by Maharashtra Real Estate Regulatory Authority	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: <b>Mr. Yogesh Balkrishna Birla</b>  <b>Address:</b> Residential Flat No. 302, Third Floor, Wing-I, Phase-1 "Treeland", Survey No. 21/1/3, 24, 25/1, 25/2, 167, 28/1/2/1, 28/1/2/2 And 26/1, Hissa No. 5, 6 And 9, ABH Developer, Near Bobby's Hotel, Gangapur Road, Village -Gangapur, Taluka & District - Nashik, PIN Code – 422 222, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr.Punit (Site Engineer ) Contact No. +91 9263918218 Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat No. 302 is located on Third Floor. As per Plan, The composition of flat is Living + 3 Bedrooms + Kitchen + 3 Toilets + Passage + Wash + Balcony. (i.e. 3BHK).  The property is at 18.3 Km. distance from nearest railway station Nashik Road.