



Valuation Report Prepared For: BOB / Mumbai Naka Parisar SMS Nashik Branch / Shri. Lallan Motilal Sahani & Other (31457/2300625)

Page 2 of 26

Vastu/Nashik/05/2023/31457/2300625

17/02-242-RPSH

Date: 17.05.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 6, 3rd Floor, "Krushnamurari", Survey No. 442 / 4 / Plot / 24, Plot No. 24, Near Om Sai hospital, Ashwamegh Nagar, RTO Road, Village – Makhamalabad, Taluka & District - Nashik, PIN Code – 422 004, State – Maharashtra, Country – India belongs to **Shri. Mahesh Satish Shejwal** Name of Proposed Purchaser: **Shri. Lallan Motilal Sahani & Sau. Ushadevi Lallan Sahani.**

Boundaries of the property.

Boundaries	Building	Flat
North	Road	Marginal Space
South	Bungalow	Marginal Space
East	Road	Marginal Space
West	Bungalow	Flat No. 5 & Staircase

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 ` **27,36,000.00 (Rupees Twenty Seven Lakh Thirty Six 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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=india,
2.5.4.20=9822b6c44e15d03b0cf9c2885913490cf8d33d4f931f
5278b17a18b56b2, postalCode=400069, st=Maharashtra,
serialNumber=111akia556b86c989622a3366f0c8d8d7f
e28029632786296c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.05.17 10:31:43 +05'30'

Auth. Sign.



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.

Aradh Dony
17/5/23

Nashik : 4, 1st 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

Our Pan India Presence at :

- Mumbai
- Thane
- Delhi NCR
- Aurangabad
- Nanded
- Nashik
- Pune
- Indore
- Ahmedabad
- Rajkot
- Raipur
- Jaipur

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