CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Valuation Report Prepared For: BOB / Mumbai Naka Parisar SMS Nashik Branch / Shri. Baliram Dimal Sahani & Other (31458/2300626)

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Vastu/Nashik/02/2023/31458/2300626 17/03-243-RPSH

Date: 17.05.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 4, 2nd Floor, "Krushnamurari", Survey No. 442 / 4 / Plot / 24, Plot No. 24, Near Om Sai hospital, Ashwarnegh 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. Baliram Dimal Sahani & Sau. Nitadevi Baliram Sahani.

Boundaries of the property.

Boundaries	Building	Flat
North	Road	Marginal Space
South	Bungalow	Marginal Space
East	Road	Marginal Space
West	Bungalow	Flat No. 3 & 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) PV

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.

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 :

Aurangabad Pune

♀ Delhi NCR ♀ Nashik

Indore

🥊 Rajkot Raipur Regd. Office: 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093, (M.S.), INDIA

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