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Consultants (I) Pvt. Ltd.



Valuation Report Prepared For: BOB/ Mumbai Naka Parisar SMS Nashik Branch / Shri. Yogesh Gulab Bhadarge & Others (31495/2300667) Page 2 of 26

Vastu/Nashik/05/2023/31495/2300667

19/06-279-RPV

Date: 19.05.2023

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and (South Side Part) Row House No. 2, "Mahalaxmi Royal", Survey No. 133 / Plot / 5, Ground Floor, Near Shani Mandir, Shivaji Nagar, Satpur Colony, Village - Gangapur, Taluka - Nashik, District - Nashik, Pin Code - 422 007, State - Maharashtra. Country - India belongs Shri. Yogesh Gulab Bhadarge, Sau. Jyoti Yogesh Bhadarge & Shri. Gulab Rambhau Bhadarge.

Boundaries of the property.		Plot	Row House
North	:	Row House & Land	Row House
South	:	Open Plot	Row House No. 3
East	:	Open Plot	Open Plot
West	1	Road	Road

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 ₹ 26,03,280.00 (Rupees Twenty Six Lakh Three Thousand Two Hundred Eighty 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.

Sign.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD

MANOJ BABURAC **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



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