



Valuation Report Prepared For: BOB / R.O. Nashik Road Branch / Sau. Prachi Jayavant Oak & Other (31626/2300799) Page 2 of 27

Vastu/Nashik/05/2023/31626/2300799  
26/09-410-RPV  
Date: 26.05.2023

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 2, 1<sup>st</sup> Floor, "Sai Raj Residency", Revenue Survey No. 647 / 20, Plot No. 44, Final TP Plot No. 300, Behind Rajiv Gandhi Bhavan, Mankar Sadan Hostel, Racca Colony, Sharanpur Road, Jejurkar Wadi, Village – Nashik, Taluka – Nashik, District - Nashik, PIN Code – 422 005, State – Maharashtra, Country – India belongs to **Sau. Prachi Jayavant Oak & Miss. Anisha Jayavant Oak.**

Boundaries of the property.

Boundaries	Building	Flat
North	Bungalow & Road	Marginal Space
South	Open Plot	Marginal Space
East	Building	Marginal Space
West	Road	Flat No. 1 & Lobby

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 **₹ 1,73,25,000.00 (Rupees One Crore Seventy Three Lakh Twenty Five 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.

MANOJ BABURAO  
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=admin,  
2.5.4.20-983296c4a935d03e0c739c2686501100c35357178311  
5279e17a18b5652\_posesCode=400069, st=Maharashtra,  
serialNumber=41a56a566ab8cc8986b2a53ab8ce3feb1f78311055,  
4e28f2e29a377b6235fac, cn=MANOJ BABURAO CHALIKWAR,  
Date: 2023.05.26 11:04:29 +05'30'

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

Encl: Valuation report

Manoj B. Chalikwar  
29/05/23

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