



Valuation Report Prepared For: JSB / Nashik Branch / Shri. Ganesh Madhavdas Buwa (31674/2300850) Page 2 of 24

Vastu/Nashik/05/2023/31674/2300850
30-02-461-CHV
Date: 30.05.2023

VALUATION OPINION REPORT

This is to certify that the property Residential Row House No. 6, Ground + First Floor, "Deeplaxmi Row Houses Apartment", Survey No. 99/1 + 99/2, Plot No. 10 +11, Near Samrat Sweets, Wadala Pathardi Road, Indira Nagar, Village - Wadala, Taluka - Nashik,, District - Nashik, PIN Code – 422 006, State – Maharashtra, Country – India belongs to **Shri. Ganesh Gautam Bodhare & Sau. Siddhi Ganesh Bodhare**. Name of Proposed Purchaser is **Shri. Ganesh Madhavdas Buwa & Sau. Angha Ganesh Buwa**.

Boundaries of the property:

	Building	Row House
North	Plot	Side Margin
South	Plot	Row House No.5
East	Road	Side Margin and Colony Road
West	Plot	Side Margin

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 specifications ₹ **38,19,800.00 (Rupees Thirty Eight Lakh Nineteen Thousand Eight Hundred 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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admin,
2.5.4.20=9822bae4fa815dc33e3c739c36865913490cf93394133
3115279b17a1805652, postalCode=400099, st=Maharashtra,
serialNumber=41a250a56bab8cc8980b2a55a8f9c1c7eb31f310a2
a394e28f72a23a3776c2384c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.05.30 10:57:01 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-IF-1763

Encl: Valuation report.



Recd
20/5/23

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