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





Valuation Report Prepared For: BOB/ Regional Office / Shri.Gaurav Ananta Sawant (31787/2300967) Page 2 of 25

Vastu/Nashik/06/2023/31787/2300967

06/07-75-CCV

Date: 06.06.2023

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Row House No.1, Ground + First Floor, Gat No. 318+322+323, Plot No.10 (As per Current 7/12 Extract Gat No. 318/322/323, Plot No. 10), Near Saibaba Mandir, Nand Nagar, Shiv Road, Mouje - Lasalgaon, Taluka- Nifad & District - Nashik, PIN Code – 422 306, State – Maharashtra, Country – India belongs **Shri. Gaurav Ananta Sawant & Sau. Sarla Ananta Swant.**

Boundaries of the property.

Boundaries	Row House
North	Row Houses
South	Row Houses No.2
East	Bungalow
West	Colony 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 ₹ 25,47,097.00 (Rupees Twenty Five Lakh Forty Seven Thousand Ninety Seven 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.

Auth. Sign.

25.4.20=982206449d53dc03e0c139e26 135279b17a18b5652, postalCode=4260 seriaNumber=41a56a566ab8cc89d6b2a 94e28f2e29a327b625bfc, cn=MANOJ BA

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

P Delhi NCR

Encl: Valuation Report

Values a Appraisant Achibect & Appraisant Control Designers (1) TeV Consultants Lander's Engineer (1) WHZ010 YTC10

Jecon globs

Nashik: 4, 1* 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
 P Aurangal
 Nanded

Aurangabad
 Pune
 Nanded
 Indore
 Nashik
 Ahmed

♥ Pune ♥ Rajkot
♥ Indore ♥ Raipur
♥ Ahmedabad ♥ Jaipur

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

TeleFax: +91 22 28371325/24mumbai@vastukala.org

www.vastukala.org