



Valuation Report Prepared For: BOB / Regional Office / Shri. Deepak Yadav Mahajan (2358/2301437) Page 2 of 26

Vastu/Nashik/07/2023/2358/2301437
06/08-62-RYV
Date: 06.07.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Duplex Row House No. 8, Ground + 1st Floor, "Trambakraj Row Houses", Gat No. 197/ 2/ A, Plot No. 4/ 5, Near Shree Bhagwan Vishavkarma Udyan, Shramik Nagar, Village - Pimpalgaon Bahula, Taluka & District - Nashik, PIN Code – 422 012, State – Maharashtra, Country – India belongs to **Shri. Minanath Ramrao Gadhe**. Name of Proposed Purchaser: **Shri. Deepak Yadav Mahajan & Sau. Ranjana Dipak Mahajan**.

Boundaries of the property.

Boundaries	Plot	Row House
North	Plot	Duplex Row House No. 7
South	Road	Duplex Row House No. 9 & 10
East	Plot	Marginal Space
West	Road	Porch & 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 for this particular purpose at **₹ 30,63,600.00 (Rupees Thirty Lakh Sixty Three Thousand Six 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: cn=B, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
email=, c=IN,
2.5.4.20=98235644e15d63e09f7e06833549e2e2384133
3115279b17a18b5632_p001a1c45e-00000, sn=Manoj
baburaochalikwar, email=manojbaburaochalikwar@vastukala.org, o=VASTUKALA
CONSULTANTS (I) PRIVATE LIMITED, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.07.06 15:42:43 +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



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