



Valuation Report Prepared For: JSB / Nashik Branch / Mr. Vilas Shivram Gawali (2365/2301447) Page 2 of 25

Vastu/Nashik/07/2023/2365/2301447

07-05-72-RYV

Date: 07.07.2023

VALUATION OPINION REPORT

This is to certify that the property Residential Flat No. 10, Third Floor, "Shri Manglam Apartment" Survey No. 5/ 1/ B/ 1/ C, Plot No. 6, (Old Survey No. 5/1B + 1C, Plot No. 6), Near Narayanrao Mankar Primary School, Ramkrishna Nagar, Makhmalabad - Mhasrul Link Road, Village - Makhmalabad-2, Taluka & District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India belongs to **Mr. Vilas Shivram Gawali & Rekha Vilas Gawali.**

Boundaries of the property:

| | Building | Flat |
|-------|------------|-------------|
| North | Road | Side Margin |
| South | Building | Staircase |
| East | Open Space | Side Margin |
| West | Building | Flat No. 9 |

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 ₹ 28,21,000.00 (Rupees Twenty Eight Lakh Twenty One Thousand 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
Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Encl: Valuation report.

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=PK, o=VASTUKALA CONSULTANTS (I) PRIVATE
LIMITED, ou=ndm, 2.5.4.20=9827b5c4fae835cd3ade79bc0685913490c3d3
3d41331152796179180662, postalCode=400009,
st=Maharashtra,
serialNumber=41a56a56dab8c896882a55affc3cfeb31
f31bc2e794628f29a3270e25bfc, cn=MANOJ
BABURAO CHALIKWAR
Date: 2023.07.07 14:40:15 +05'30'

Auth. Sign.



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