



Valuation Report Prepared For: BOB / R.O. Nashik Road Branch / Shri. Mayur Devidas Suryawanshi & Others (3588/2302425) Page 2 of 25

Vastu/Nashik/09/2023/3588/2302425
06/03-69-RYV
Date: 06.09.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House No. 02, Ground + 1 upper floor, " Shiv Shakti Row Bungalow ", Survey No. 421/ 2/ A, Plot No. 10, Next to R.N Mankar Petrol Pump, Near Avinya Foods & Spices, Mankar Mala, Makhmalabad Road, Village – Makhmalabad -2, Taluka – Nashik, District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India belongs to **Mayur Devidas Suryawanshi & Nirmala Devidas Suryawanshi**.

Boundaries of the property.

Boundaries	Building	Row House
North	Plot No. 11	Plot No. 11
South	Plot No. 09	Row House No. 01
East	Colony Road	Colony Road
West	Plot No. 05	Plot No.05

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 **₹ 40,82,400.00 (Rupees Forty Lakh Eighty Two Thousand Four 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.

Sharadkumar B. Chalikwar
Director

Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
Encl: Valuation report.

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., email=cmd@vastukala.org, c=IN
Date: 2023.09.06 12:00:50 +05'30'

Auth. Sign.



Mashind
06/09/23

Nashik : 4, 1st Floor, Madhusa 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
- Thane
- Delhi NCR
- Aurangabad
- Nanded
- Nashik
- Pune
- Indore
- Ahmedabad
- Rajkot
- Raipur
- Jaipur

Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

www.vastukala.org