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





Valuation Report Prepared For: SBI/ RACC Nashik Branch / Shri.Sagar Ahilaji Jadhav (004165/2302834) Page 2 of 24

Vastu/Nashik/10/2023/004165/2302834 04/9-31-CCVBS Date: 04.10.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House on Plot No.1 to 4/4, Ground + First Floor, " **Manan Mahira Row House**", Survey No.206/3/1/4 to 6, Plot No.1 to 4/1 to 4, Behind Mahadev Mandir,Near Potdar International School, Pathardi Phata, Pandav Lene Road, Pathardi Gaon, Village – Pathardi, Taluka & District - Nashik, PIN Code - 422 010, State - Maharashtra, Country - India belongs **Shri.Sagar Ahilaji Jadhav & Shri.Manoj Ahilaji Jadhav, Sau.Shobha Ahilaji Jadhav**

Boundaries of the property.

| 20,223 | Plot | Row House | | |
|--------|-----------------------|--|--|--|
| North | Plot No.1 to 4/5 | Row House on Plot No.1 to 4/5 | | |
| South | Plot No.1 to 4/3 | Row House on Plot No.1 to 4/3 | | |
| East | Plot No.1 to 4/31 | Side Marginal Space & Plot No.1 to 4/31 | | |
| West | 12.00-Meter-Wide Road | 12.00-Meter-Wide 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 ₹ 41,20,200.00 (Rupees Forty-One Lakh Twenty Thousand Two 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



PROFORMA INVOICE

| | | | Invoice No. | | Dated | 110 | 314 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 |
|---|---|---|---|--|--|--------------------------------|---|
| Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR, | | | PG-2749/23-24 | | 4-Oct-23 | | |
| BOOMERANG, CHANDIVALI FARM ROAD, | | | Delivery Note | | Mode/Terms of Payment | | |
| ANDHERI-EAST 400072 | | | Delivery Note | | AGAINST REPORT | | |
| GSTIN/UIN: 27AADCV4303R1ZX | | | Reference No. & Date. | | Other References | | |
| | Name : Maharashtra, Code : 27 | | | Duto. | Ourior ruor | ioroni | |
| E-Ma | il : accounts@vastukala.org | én di sulà da la | Buyer's Order N | 2 | Dated | 0.77 | |
| | (Bill to) | | Duyer's Order IN | | Dated | | |
| | Bank of India | | Dispatch Doc No | | Delivery | lote | Date |
| RACC Nashik Branch RBO.2, The Wave Building, | | | 004165/2302834 Dispatched through | | Delivery Note Date Destination | | |
| | | | | | | | |
| | ardi Road, Nashik – 422 010, | | Town of Daling | | | | |
| GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27 | | | Terms of Deliver | У | | | |
| State | Name . Manarashtra, Code | . 21 | 1. 16 1. 1. 1. 1. | | | | |
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