CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617

An ISO 9001:2015 Certified Company



Valuation Report Prepared For: BOB / Regional Office / Shri.Mahadev Bhanudas Varkad (004409/2303001)

Page 2 of 27

Vastu/Nashik/10/2023/004409/ 2303001 14/1-198 -CHBS

Date: 14.10.2023

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.B-2, First Floor, B-Wing, "Vedant-III", Survey No.290/9/1 & 290/9/2, Plot No.1 & 2, Near Dr. Wagh Dental Care Clinic , Hari Vishwa Balaji Road, Ekta Gree Ville Road, Village - Pathardi, Taluka & District - Nashik, PIN Code - 422 010, State - Maharashtra, Country -India belongs to Sau.Reema Harish Hemnani & Shri.Yash Harish Hemnani Name of Proposed Purchaser: Shri.Mahadev Bhanudas Varkad & Sau.Sheetal Mahadev Varkad

Boundaries of the property.

Boundaries	Building	Flat
North	12.00 Meter Wide Road	Passage & Flat No.3
South	Survey No.289	Side Margin
East	Plot No.10 of Survey No.290	Flat No.1
West	Plot No.3	Side Margin

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 ₹ 40,32,000.00 (Rupees Forty Lakh Thirty Two 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

Auth. \$ign.



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.

Katiz 19/10/2023 Nashik: 4, 1<sup>st</sup> 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 💡 ▼ Thane

P Delhi NCR P Nashik

Aurangabad Pune Nanded

Indore Ahmedabad 🖓 Jaipur

Rajkot Raipur

Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA TeleFax: +91 22 28371325/24

Regd. Office: B1-001, U/B Floor, Boomerang,

mumbai@vastukala.org

www.vastukala.org