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

Vastukala
Consultants (I) Pvt. Ltd.

Think.Innovate.Create

Valuation Report Prepared For: BOB / Narsing Nagar Branch/ Mr. Prashant Vikram Pawar & Others (004561/2303143)

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Vastu/Nashik/10/2023/004561/2303143
21/12-340-RYBS
Date: 21.10.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 104, First Floor, " Samarth Shrushti Apartment ", Survey No. 48/3, 48/4 + 50/1+3/2, Plot No. 76, Near Hotel Red Rose, Off Mungsare Chandshi Road, Village - Chandshi, Taluka & District - Nashik, PIN Code – 422003, State – Maharashtra, Country – India belongs to **Name of Owner: Mr. Prashant Vikram Pawar & Mrs. Sunanda Vikram Pawar.**

Boundaries of the property.

Boundaries	Building	Flat
North	By 12.00 Mtrs. Road	By Marginal Space
South	Plot No. 77	By Flat No. 103
East	By 12.00 Mtrs. Road	By Lift
West	Plot No. 69 & 70	By Marginal Space

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 ₹ 31,56,100.00 (Rupees Thirty-One Lakh Fifty-Six Thousand One 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: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admin,
2.5.4.20=9822b6c4fad35dc03e0cf39e268659134900d0d41313
115279b17a18b5652, postalCode=400069, st=Maharashtra,
serialNumber=41a56a566ab6cc89d6b2a55a8fc0d0f597810dde3
94e28f2e29a327b625bfc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.10.21 17:09:59 +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.

Received by
23/10/2023