



Valuation Report Prepared For: BOB / Regional Office / Shri.Vijay Dnyaneshwar Badad (004602/2303168) Page 2 of 25

Vastu/Nashik/10/2023/004602/2303168  
23/21-365-CCBS  
Date: 23.10.2023

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.6, First Floor, "Sai Meet Apartment", Survey No.32/2, Plot No.10+11, Near Karda Kinder Kids Pre- School, Gan Nayak Society, Golomhar Colony, Anand Nagar, Village - Deolali, Taluka & District - Nashik, PIN Code – 422 214, State – Maharashtra, Country – India belongs to **Veena Anant Datar** Name of Proposed Purchaser : **Shri.Vijay Dnyaneshwar Badad & Tanmai Prashant Bapte ( Before Marriage ) Sau. Tanmai Vijay Badad (After Marriage)**

Boundaries of the property.

Boundaries	Building	Flat
North	Bungalow	Marginal Space
South	Open Plot	Staircase and Flat No.5
East	Building	Marginal Space
West	Road	Flat No.7

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 ₹ 26,37,300.00 (Rupees Twenty-Six Lakh Thirty-Seven Thousand Three 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**

Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Reg. No. IBB/RV/07/2018/10366

BOB Empanelment No.: ZO:MZ: ADV: 46:941

Encl: Valuation report.

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=INDIA,  
2.5.4.23042236c6f2156c33e39e2885913490c2d324413  
33115279b17a1805652, postalCode=400069, st=Maharashtra,  
serialNumber=124664646cc896463252a8c63c1e011f11bd  
2319443232a323762526c, email=MANOJ.BABURAO  
CHALIKWAR  
Date: 2023.10.23 18:19:43 +05'30'

Auth. Sign.



*Handwritten signature*

*Handwritten signature*

**Nashik** : 4, 1<sup>st</sup> 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

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