

Valuation Report Prepared For: BOB / Regional Office / Shri. Samadhan Sharad Bagul & others (004727/2303253) Page 2 of 27

Vastu/Nashik/10/2023/004727/2303253
28/17-450-RYBS
Date: 28.10.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 602, Sixth Floor, A - Wing, " Hari Darshan Heights Apartment ", Survey No. 234/ 1/ 1+2A/ 2/ 2, Plot No. 15, Near Cutie - Pie Preschool, Hari Om Kalpesh Nagar, Asha Nagar, Mane Nagar, Meri - Rasbihari Road, Village - Nashik, Taluka & District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India belongs to **Shri. Samadhan Sharad Bagul & Sau. Saralabai Sharad Bagul.**

Boundaries of the property.

Boundaries	Building	Flat
North	Adj. Property	Flat No. 601
South	9.00 M. Colony Road	Side Margin
East	9.00 M. Colony Road	Side Margin
West	Plot No. 14	Flat No. 603 & Passage

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 ₹ **33,84,400.00 (Rupees Thirty-Three Lakh Eighty-Four Thousand Four Hundred Only)**. As per Site Inspection **64%** Construction Work is Completed. 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

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org,
Date: 2023.10.28 17:42:32 +05'30'

Auth. Sign.

Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
BOB Empanelment No.: ZO:MZ:ADV:46:941
Encl: Valuation report.

[Handwritten Signature]
28/10/23



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