



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.101, First Floor, "Shree Om Shivai Heights ", Survey No.158/1, Plot No.24+31, Behind Vitthal Vihar Partment, Salunke Nagar, Village – Satpur , Taluka & District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India belongs to **Shri.Shivaji Shankar Jadhav & Other Five**. Name of Proposed Purchaser : **Shri.Hiraman Dhondu Ahire**

Boundaries of the property.

Boundaries	Building	Flat
North	Colony Road	Flat No.102
South	Plot No.25 & 32	Side Margin
East	9.00 Meter Colony Road	Staircase & Lobby
West	Colony Road	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 **₹ 40,01,400.00 (Rupees Forty Lakh One Thousand Four 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.**

Sharadkumar B. Chalikwar

Director

Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
Encl: Valuation report.

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.12.22 11:19:25 +05'30'

Auth. Sign.

Received by



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Vastukala Consultants (I) Pvt. Ltd.B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.

To,

The Chief Manager,**Bank of Baroda****Regional Office**

BSNL Building, Datta Mandir Road, Nashik Road,

Nashik, PIN – 422 101, State - Maharashtra, Country - India.

VALUATION REPORT (IN RESPECT OF FLAT)

I	General	
1.	Purpose for which the valuation is made	: To assess Fair Market value of the property for Bank Loan Purpose. [®]
2.	a) Date of inspection	: 20.12.2023
	b) Date on which the valuation is made	: 22.12.2023
3.	List of documents produced for perusal: 1) Copy of Draft Agreement between Shri.Shivaji Shankar Jadhav & Other Five (the Seller) and Shri.Hiraman Dhondu Ahire (Proposed Purchaser) 2) Copy of Commencement Certificate No. LND / BP / B1 / BP/ 25 / 2022 dated 17.05.2022 issued by Nashik Municipal Corporation. 3) Copy of Approved Building Plan Accompanying Commencement Certificate No. 25 / 2022 dated 17.05.2022, issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik. 4) Copy of RERA Registration Certificate No.P51600046026 dated.15.06.2022 issued by Maharashtra Real Estate Regulatory Authority	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: <u>Name of Proposed Purchaser :</u> Shri.Hiraman Dhondu Ahire. <u>Name of Owner:</u> Shri.Shivaji Shankar Jadhav & Other Five. <u>Address:</u> Residential Flat No.101,First Floor ," Shree Om Shivai Heights ", Survey No.158/1, Plot No.24+31, Behind Vitthal Vihar Partment, Salunke Nagar , Village – Satpur , Taluka & District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India. <u>Contact Person:</u> Shri.Ganesh (Sales) (Contact No. +91 7972524602 Sole Ownership (Proposed)
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat No.101 is located on First Floor. As per Approved Plan the composition of flat is Living + Kitchen + 2 Bedroom + Toilet + Passage+ Balcony (i.e. 2BHK).



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