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





Valuation Report Prepared For: BOB / Regional Office / Shri.Dnyaneshwar Pundlik Dokmane (006272/2304459) Page 2 of 26

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Date: 11.01.2024

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House No.3, Ground + First Floor, Gat No.2003, Plot No.85+86, Near Sai Baba Mandir, Sai Dham, At - Ozar Mig, Taluka- Niphad & District - Nashik, PIN Code - 422 206, State - Maharashtra, Country - India, belongs to Shri, Wagish Kumar Ramchandra Mishra . Name of Proposed Purchaser: Shri.Dnyaneshwar Pundlik Dokmane & Sau.Pratibha Dnyaneshwar Dokmane

Boundaries of the property.

Boundaries	Row House / Plot
North	Row House No.2
South	Row House No.4
East	Plot No.101 & 102
West	Side Marginal Space & 7.5-Meter-wide Colony Road

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 ₹ 28,41,000.00 (Rupees Twenty-Eight Lakh Forty-One 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.

Sharadkumar

B. Chalikwar

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: 2024.01.11 13:18:49 +05'30'

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report.



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:

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♀ Indore

Rajkot Raipur 🖁 Regd. Office: B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA

TeleFax: +91 22 28371325/24 

P Delhi NCR P Nashik

Ahmedabad 9 Jaipur