

Valuation Report Prepared For: BOB/ Regional Office / Shri.Amit Balchandra Bothara (006500/2304618) Page 2 of 24

Vastu/Nashik/01/2024/006500/2304618
23/10-320-CCBS
Date: 23.01.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and **Bungalow on Plot No.14**, Ground Floor, Gat No.787/2 [865/2], Near Vinchur Bus Stand, Shivaji Nagar, At – Vinchur ,Taluka – Niphad ,District – Nashik, Pin Code – 422 305, State - Maharashtra, Country – India belongs **Shri.Amit Balchandra Bothara**

Boundaries of the property.

North : Plot No.13
South : Plot No.15
East : Part of Gat No. 865/2
West : 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 and Fair Market Value for this particular purpose at **₹ 30,02,200.00 (Rupees Thirty Lakh Two Thousand Two 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
Chalikwar**
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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
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Date: 2024.01.23 15:51:27 +05'30'

Auth. Sign.



Janardan Borkar
23/01/2024



Nashik : 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
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