

Valuation Report Prepared For: BOB/ Regional Office / Shri. Vinod Harilal Pandit (006521/2304630) Page 2 of 25

Vastu/Nashik/01/2024/006521/2304630
23/22-332-RYBS
Date: 23.01.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Bungalow on Plot No. 250, Ground + First Floor, Survey No. 30/1, 31/1A, 34/2, 35/1, Next to Khutwad Nagar Police Chowky, Behind Jai Hospital, Venu Nagar, ITI Ambad Road, Khutwad Nagar, Village – Kamatwade, Taluka & District – Nashik, Pin Code – 422 007, State - Maharashtra, Country – India. belongs Name of Owner: **Shri. Vinod Harilal Pandit.**

Boundaries of the property.

North : Adjoining Plot
South : Adjoining Plot
East : Adjoining Plot
West : 3.00 M. 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 **₹ 30,84,547.00 (Rupees Thirty Lakh Eighty-Four Thousand Five Hundred Forty-Seven 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,
email=manoj@vastukala.org, c=IN
Date: 2024.01.24 11:52:53 +05'30'

Auth. Sign.



Nashik : 4, 1st 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

Our Pan India Presence at :

- | | | | |
|-----------|------------|-----------|--------|
| Mumbai | Aurangabad | Pune | Rajkot |
| Thane | Nanded | Indore | Raipur |
| Delhi NCR | Nashik | Ahmedabad | Jaipur |

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

TeleFax : +91 22 28371325/24

mumbai@vastukala.org