

Valuation Report Prepared For: SBI/ Racpc Nashik branch / Mr. Sachin Ashok Sabale & Other (008021/2305782) Page 2 of 24

Vastu/Nashik/03/2024/008021/2305782
28/12-530-RYRJ
Date: 28.03.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 301, Third Floor, "Ashapuri Imperial", Survey No. 866/ B/ 50, Plot No. 50A+50B, Behind Vinay Nagar Police Station, Deepali Nagar, Wadala - Pathardi Road, Village - Nashik, Taluka & District - Nashik, Nashik - 422 009, State - Maharashtra, Country - India belongs to **Name of Proposed Purchaser : Mr. Sachin Ashok Sabale & Mrs. Rupali Sachin Sabale. Name of Owner: M/s. Rishi Builders & Developers.**

Boundaries of the property:

Boundaries	Building	Flat
North	Bungalow	By Side Margin
South	Road	By Flat No. 302, Lift & Staircase
East	Road	By Side Margin
West	Bungalow	By 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 ₹ 57,51,000.00 (Rupees Fifty-Seven Lakh Fifty-One Thousand Only). As per Site Inspection 58% 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.

**Manoj
Chalikwar**
Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

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: 2024.03.28 16:51:20 +05'30'

Auth. Sign.



Rupali

29/03/2024

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