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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report / BOB / Narsingh Nagar Branch/ Shri. Atul Suresh Umalkar (009426/2306849)

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Vastu/Nashik/06/2024/009426/2306849

21/9-293-RYB3

Date: 21.06.2024

VALUATION OPINION REPORT

This is to certify that the property Residential Flat No. 06, Second Floor, " **Herambh Apartment** ", Survey No. 65/ 9+10+11+12/ 1, Plot No. 12, Near Shree Raj Rajeshwari Mangal Karyalaya, Borade Mala, Off Old Saikheda Road, Village - Panchak, Taluka & District - Nashik, PIN Code – 422 006, State – Maharashtra, Country – India, belongs to Name of Owner: **Shri. Atul Suresh Umalkar**.

Boundaries of the property.

Boundaries	Building	Flat
North	7.5 M. Colony Road	Flat No. 05 & Road
South	S. No. 65/14+15	Back Side Margin
East	Plot No. 13	Side Margin
West	Plot No. 11	Side Margin & Staircase Lift

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 ₹ **31,67,720.00 (Rupees Thirty-One Lakh Sixty-Seven Thousand Seven Hundred Twenty 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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
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