



Vastukala Consultants (I) Pvt. Ltd.

Valuation Report / BOB / R.O. Nashik Road Branch / Sau. Priyanka Avinash Bawane (009490/2306882) Page 2 of 24

Vastu/Nashik/06/2024/009490/2306882
25/2-326-RYRJ
Date: 25.06.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 04, First Floor, " Durvankur Heights", Grampanchayat Milkat No. 6935/ 4, Survey No. 36/ 1A+1B, Plot No. 26+27+28, Behind Nakoda Jain Sweets, Rajuanna More Nagar, Pimpalgaon - Jopul Road, Village - Pimpalgaon Baswant, Taluka - Niphad, District - Nashik, PIN Code - 422 209, State - Maharashtra, Country - India. belongs to Name of Proposed Purchaser: **Sau. Priyanka Avinash Bawane**. Name of Owner: **Dr. Priyanka Vinod Pawar & Sau. Dr. Priyanka Umesh Bhosale**.

Boundaries of the property.

Boundaries	Building	Flat
North	Road	Flat No. 05
South	Shed	Amenity Plot
East	Building	Flat No. 03 & Staircase
West	Road	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 **₹ 27,68,000.00 (Rupees Twenty-Seven Lakh Sixty-Eight 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.**

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.06.25 11:43:45 +05'30'

Auth. Sign.



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

Handwritten signature and name: Manoj B. Chalikwar

Nashik: 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA
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