Unlocking Excellence

ww.vastukala.co.in

MISME REGING. An ISO 9001: 2015 Certified Company CIN: U74120MH2010PTC207869

MISMIE REG NO: UDYAM-MH-18-UUS

MSME Reg No: UDYAM-MH-18-UU856 An ISO 9001: 2015 Certified Compa CIN: U74120MH2010PTC2078

## 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", Garmpanchayat 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, 0= vastukala Manoj

Digitally signed by Manoj Chalikwar DN: cn=Manoj Chalikwar, o=Vastukala 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

Nashik: 4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Email: nashik@vastukala..co.in| Tel: +91 253 4068262/98903 80564

Our Pan India Presence at:

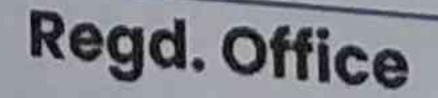
Nanded @ Mumbai

P Nashik Rajkot Q Aurangabad Q Pune

Pindore

P Thane Ahmedabad P Delhi NCR

Raipur 9 Jaipur



B1-001, U/B Floor, BOOMERANG, Chandive Powai, Andheri East, Mumbai:400072, (1

+91 22 47495919

