

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report: BOB / Regional Office/ Shri.Mahendra Gopal Nibholkar (009578/2306973) Page 2 of 27

Vastu/Nashik/06/2024/009578/2306973
28/24-417-CCBS
Date: 28.06.2024

www.vastukala.co.in

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.7 & 8, Second Floor, " **Springfield Apartment**", Survey No.109/2A/1A/4B, Plot No.8, Opposite Bhavi Coaching Classes, Beside Shikharewadi Ground, Prakash Nagar, Village – Deolali, Taluka & District - Nashik, PIN Code – 422 214, State – Maharashtra, Country – India belongs to **Shri.Mahendra Gopal Nibholkar & Sau.Ratnaprabha Mahendra Nibholkar & Sau.Vasanti Gopal Nibholkar**.

Boundaries of the property.

Boundaries	Building	Flat
North	Plot No.7	Staircase & Marginal Space
South	Plot No.9	Marginal Space
East	Plot No.5	Flat No.6
West	Colony Road	Marginal Space

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 ₹ **61,39,000.00 (Rupees Sixty-One Lakh Thirty-Nine 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: 2024.06.29 10:40:13 +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

DB Empanelment No.: ZO:MZ:ADV:46:941

Handwritten signature and date:
01/07/2024
at 12:48 PM
Ansh Donyu

Nashik: 4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA
Email: nashik@vastukala.co.in | Tel: +91 253 4068262/98903 80564

Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivalli Farm, Powai, Andheri East, **Mumbai**:400072, (M.S.), IN

+91 22 47495919

mumbai@vastukala.co.in

www.vastukala.co.in

Our Pan India Presence at :

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