

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report / BOB / RO Office Branch / Mr. Shubham Rajendra Khairnar & Others (06/18/2024/2307153) Page 2 of 26

Vastu/Nashik/07/2024/009782/ 2307153

10/9-157-RYBS

Date: 10.07.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. G3-201, Wing - G, Building G, Second Floor, "Samraat Apna Ghar", Phase - II, Survey No. 50/ 2 & 48/ 2/ A, Near Rishabh Instruments Limited, Dhruv Nagar, Someshwar Satpur Link Road, Right Canal Road, Village - Gangapur, Taluka & District - Nashik, PIN Code - 422 013, State - Maharashtra, Country - India, belongs to Name of Owner: **Mr. Shubham Rajendra Khairnar & Mrs. Rajendra Dattatray Khairnar.**

Boundaries of the property.

Boundaries	Building	Flat
North	Survey No. 48 Part & Nala	Internal Road/ Open Space
South	18.00-Meter-Wide Road	Wing G3 Flat No.204
East	Survey No. 49/1/2 & Survey No. 48 Part	Wing G3 Flat No.202
West	Survey No. 50/ 1 & Survey No. 48 Part	Wing G2 Flat No.202

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 ₹ 31,00,000.00 (Rupees Thirty-One Lakh 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. IBB/RV/07/2018/10368

BOB Empalement No.: ZO/MZ/ADV 46/941

Digitally signed by Manoj Chalikwar
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Consultants (I) Pvt. Ltd., ou=Mumbai,
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Auth. Sign.



Manish Dhore

Manish Dhore

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