



www.vastukala.co.in

MSME Reg No: UDYAM-MH-15-UU8501
An ISO 9001 : 2015 Certified Company
CIN: U74120MH2010PTC207861

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: BOB / Regional Office / Shri. Mahesh Narayan Kadam (009812/2307218) Page 2 of 25

Vastu/Nashik/07/2024/009812/2307218
13/12-222-CCRJ
Date: 13.07.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.308, Third Floor, "Kalpataru Baug – Phase-1" Gat No.2658/1, Opposite Dynamic Health Club, Shivaji Nagar, At- Ozar, Taluka- Niphad, District - Nashik, PIN Code – 422 206, State – Maharashtra, Country – India belongs Shri. Mahesh Narayan Kadam & Sau. Raksha Mahesh Kadam.

Boundaries of the Property

Boundaries	Flat	Building
North	Side Margin	Gat No.2659
South	Passage & Duct	Gat No.2657
East	Flat No.301	12 Meter Road
West	Flat No.307	Gat No.2656

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 ₹ 18,98,400.00 (Rupees Eighteen Lakh Ninety-Eight Thousand Four Hundred 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-F-1763
Reg. No. IBB/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,
email=manoj@vastukala.org, c=IN
Date: 2024.07.13 16:59:56 +05'30'

Manoj Chalikwar
Auth. Sign.



Manoj Chalikwar
Dhiraj Patil

Nashik: 4, 1st Floor, Marbhawan 20th, Vrushabhani Nagar, Jalgaon-Nashik Road Line Road
Andhwar, Nashik-422003 (M.S.) INDIA
Email: nashik@vastukala.co.in | Tel: +91 902 404292/9024 0054
Our Pan India Presence at:
Mumbai, Pune, Hyderabad, Jaipur, Ahmedabad, Thane, Raipur, Lucknow, Kolkata, Chandigarh, Bhopal, Indore, Bikaner, Dehra Dun, Patna, Guwahati, Bhubaneswar, Bhopal, Jaipur, Ahmedabad, Thane, Raipur, Lucknow, Kolkata, Chandigarh, Bhopal, Indore, Bikaner, Dehra Dun, Patna, Guwahati, Bhubaneswar

Regd. Office
B1-001, U/R Floor, BOXERANG, Chandrahari Park Road,
Powai, Andhari East, Mumbai-400072, (M.S.) India
+91 22 47488910
mumbai@vastukala.co.in
www.vastukala.co.in