



VASTUKALA
Valuation & Excise

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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report / BOB / R.O. Nashik Road Branch / Shri. Ganesh Jankiram More & Others (P10883/2307914) Page 2 of 26

Vastu/Nashik/08/2024/P10883/2307914
28/11-302-RYBS
Date: 28.08.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row Bungalow on Plot No. 71, Ground Floor + First Floor, " **Kalanagar Row Bungalow** ", Survey No. 126/ 3/ 2/ 2, Opp. to Sushil Nagari Co-Op Housing Society, Asha Nagar, Village – Mhasrul, Taluka – Nashik & District – Nashik, PIN Code -422 003, State - Maharashtra, Country - India, belongs to **Name of Proposed Purchaser : Shri. Ganesh Jankiram More & Sau. Dnyaneshwari Ganesh More. Name of Owner : Shri. Karan Rajendra Bhamre.**

Boundaries of the property.

Boundaries	Plot No. 71
North	Plot No. 70
South	Plot No. 72
East	9.00 M. Colony Road
West	Plot No. 52

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 **₹ 48,95,200.00 (Rupees Forty-Eight Lakh Ninety-Five Thousand Two 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.**

Sharadkumar Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report.



Auth. Sign.

31/08/24

Head Office: A-1st Floor, Madhulata Estate, Wankhede Nagar, Wankhede Road, Asha-Nagar, Nashik (Maharashtra)
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