

## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: BOB / R.O. Nashik Road Branch / Mr. Hari Pokardas Sachdev (011425 /2308334) Page 2 of 28

Vastu/Nashik/09/2024/011425 /2308334  
24/17-340-RPBS  
Date: 24.09.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Duplex Flat No. 10/A, House No. 240/11, Ground Floor & Flat No. 10/A, House No. 1477, 1<sup>st</sup> Floor, "Sant Kanawarram Co-Op. Housing Society", Survey No.151/B2/2, 151/B/2/1A & 151/B2/3A., Near Supermans Garden, Anand Road, Anand Nagar, Village - Sansari, Taluka & District - Nashik, PIN Code – 422001, State – Maharashtra, Country – India belongs to **Mr. Hari Pokardas Sachdev.**

Boundaries of the property

Boundaries	Building	Flat
North	Building	Flat No. 9 AB & Marginal Space
South	Building	Marginal Space, Road & Flat No. 11AB
East	Building	Flat No. 10B
West	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 ₹ **53,08,800.00 (Rupees Fifty-Three Lakh Eight Thousand Eight 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

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.09.24 16:51:23 +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

Encl: Valuation report.



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