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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report / BOB / R.O. Nashik Road Branch / Shri. Nandlal Bhavarji Rathod & Others (012662 / 2309244) Page 2 of 24

Vastu/Nashik/11/2024/012662 / 2309244
28/9-329-RYBS
Date: 28.11.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Residential Row Bungalow On Plot No. 62/ 3, Ground Floor + First Floor, " Prospera Row Bungalow ", Survey No. 218/ 1A/ 1A/ 1B/ 1C/ 62, Behind Hotel Vihaan, Thakare Mala, Ayodhya Nagari, Dr Nanasaheb Dharmadhikari Marg, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India. belongs to Shri. Nandlal Bhavarji Rathod (Alias), Nadlal Teli & Sau. Gita Teli.

Boundaries of the property.

Boundaries	Plot No. 62/ 3	Row House
North	Plot No. 63	Side Marginal Space & Plot No. 63
South	Plot No. 62/ 2	Row Bungalow Plot No. 62/ 2
East	9.00 Mtr. Wide Colony Road	9.00 Mtr. Wide Colony Road
West	Plot No. 58/ 59	Side Marginal Space & Plot No. 58/ 59

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 ₹ 46,30,800.00 (Rupees Forty-Six Lakh Thirty 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.

Sharadkumar
Chalikwar
Director

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=csd@vastukala.org, c=IN
Date: 2024.11.28 15:22:14 +05'30'

Auth. Sign.

Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
Encl: Valuation report.



Nashik: A, 1st Floor, Madhusha Estate, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik-422003 (MS), INDIA

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