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An ISO 9001: 2015 Certified Compan) CIN: U74120MH2010PTC207865

## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report / BOB / R.O. Nashik Road Branch / Shri. Nandlal Bhavarji Rathod & Others (012862 72309244) Page 2 of 24

Vastu/Nashik/11/2024/012662 (2309244 23-3-323-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 (Allias), Nadlal Teli & Sau. Gita Teli.

Roundaries of the property.

Developer's	Plot No. 62/3	Row House
Boundaries	Plot No. 63	Side Marginal Space & Plot No. 63
North	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.

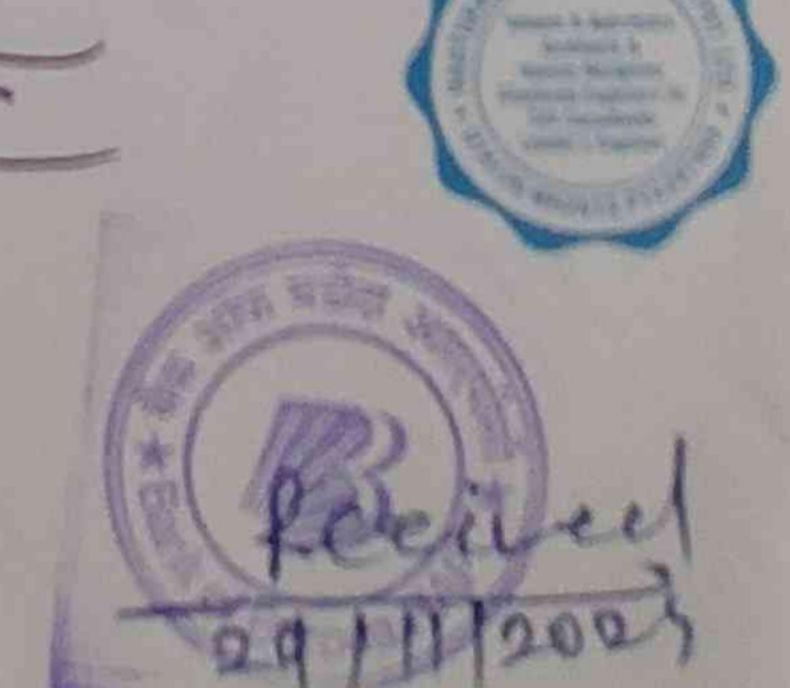
Sharadkumar Chalikwar Director

Displacify signed by Sharadhumar Challman & Challman (No. 1995) state Sharadhumar Challman, service shall be Consultated in Pol. List. Survivious bet. onativondeventuisels org. critis Date: 2024-11-39 15-32-16-105-30

Auth. Sign.

Sharadkumar B. Chalikwar

Govl. Reg. Valuer Chartered Engineer (India) Reg. No. (N) CCIT/1-14/52/2008-09 End: Valuation report.



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