Vastu/Nashik/12/2024/013093/2309622
17/5-320-RUPV
Date: 17.12.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 404, 4th Floor, **"Delse Murlidhar"**, Tanaji Chowk, Sutar Lane, Viman Nagar, Village - Ozar, Taluka - Niphad, District - Nashik, Nashik, 422207, State - Maharashtra, India belongs to **M/s. Delse Estate**. Name of Proposed Purchaser is **Rohan Sunil Hote & Shri. Darshana Rohan Hote.**

Boundaries	:	Building	Flat
North	:	Bungalow	Flat No. 405
South	:	Road	Side Margin
East	:	Road	Staircase & Lift
West	:	Bungalow & Open Plot	Side Margin

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 34,24,720.00 (Rupees Thirty Four Lakh Twenty Four Thousand Seven Hundred Twenty 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 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: 2024.12.17 12:20:48 +05'30'

Director

Auth. Sign.

VASTUKALA CONSULTANTS (I) PVT. LTD. • U74120MH2010PTC207868 • Valuers & Appraisers Architects & Interior Designers Chartered Engineers (I) TEV Consultants Lender's Engineer

Manoj Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. IBBI/RV/07/2018/10366
Bank Of Baroda Empanelment No.: ZO :MZ:ADV:46:941

Received
17/12/2024
Bank of Baroda PAPC

Encl.: Valuation report