Vastu/Nashik/12/2024/013166/2309667
19/4-365-RVSP
Date: 18.12.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 202, 2nd Floor, **"Tathastu"**, Near NMC Water Tank, Vrundavan Colony, Siddhtek Nagar, off ITI Ambad Road, Village - Kamatwade, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 007, State - Maharashtra, Country - India belongs to **M/s. SS Construction**. Name of Proposed Purchaser is **Shri. Chinteshwar Khushal Deore.**

Boundaries	:	Building	Flat
North	:	25.00 Ft Wide Road	Building Marginal Space
South	:	25.00 Ft Wide Road	Flat No. 203
East	:	Plot No. 60 & 56	Building Marginal Space
West	:	Satpur Border	Staircase & Passage

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 **₹ 44,86,400.00 (Rupees Forty Four Lakh Eighty Six Thousand Four 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 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: 2024.12.19 13:17:02 +05'30'

Director

Auth. Sign.

VASTUKALA CONSULTANTS (I) PVT. LTD. • U74120MH2010PTC207869 • Valuers & Appraisers Architects & Interior Designers Chartered Engineers (I) TEV Consultants Leader'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

Encl.: Valuation report

बैंक ऑफ़ बड़ौदा आरएपीसी ★ Bank of Baroda RAPC ★

Received
19/12/2024