

MSME Reg No: UDYAM-MH-18-008361 An ISO 9001: 2015 Certified Company

CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report / BOB / Regional Office / Shri. Bhagwat Sahdev Khirade & Others (13717/ 2310084) Page 2 of 26

Vastu/Nashik/01/2025/(13717/2310084) 16/17-203-RYSP Date:16.01.2025

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row Bungalow No. 10, Ground Floor + First Floor, " Sai Row Bungalow", Survey No. 98/D, Plot No. 13/14/15/16/10, Near Sant Tukaram Maharaj Jogging Track, Shivaji Nagar, Gangapur - Satpur Link Road, Village - Gangapur, Taluka & District - Nashik, PIN Code - 422 007, State – Maharashtra, Country – India. belongs Shri. Bhagwat Sahdev Khirade & Lata Sahadev Khirade.

Boundaries of the property.

Boundaries	Plot No. 13/ 14/ 15/ 16/ 10
North	Plot No. 17
South	Plot No. 13/ 14/ 15/ 16/ 9 (Row Bungalow No. 9)
East	Colony Road
West	S. No. 107

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 35,91,000.00 (Rupees Thirty Five Lakh Ninety One Thousand Only) As per Site Inspection 90% Construction Work is Completed

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 B. Chalikwar

Digitally signed by Sharadkumar B

DN: cn=Sharadkumar B. Chalikwar o=Vastukala Consultants (f) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN Date: 2025.01.16 17:58:27 +05'30'

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report.

Nashik: 4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA

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