

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: BOB/ Regional Office / Shri. Vitthal Dattu Chavan & Other (013998 /2310303) Page 2 of 25

Vastu/Nashik/01/2025/013998 /2310303
29/14-422-RPBS
Date: 29.01.2025

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1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Row House No.2, " **Shriram Row Houses** ", Survey No.554/6, Plot No.47+48, Near Nandanvan Lawns , Chinchkhed Road, Village - Pimpalgaon Baswant , Taluka & District - Nashik, PIN Code – 422 209, State – Maharashtra, Country – India belongs to **Shri.Chandarram Balkumar Ram & Shri.Chandrika Bhikhi Sav.** Name of Proposed Purchaser: **Shri. Vitthal Dattu Chavan & Sau. Shalini Vitthal Chavan.**

Boundaries of the property.

Boundaries	Row House
North	Row House No.3
South	Row House No.1
East	9.00 Meter Colony Road
West	Plot No.42

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 and Fair Market Value for this particular purpose at **₹ 35,95,425.00 (Rupees Thirty-Five Lakh Ninety-Five Thousand Four Hundred Twenty-Five 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.**

Manoj Chalikwar
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbai, email=manoj@vastukala.org, c=IN
Date: 2025.01.29 17:40:13 +05'30'

(Handwritten Signature)
Auth. Sign.



Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Reg. No. IBBI/RV/07/2018/10366
BOB Empanelment No.: ZO:MZ:ADV:46:941
Encl: Valuation Report

Nashik: 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA
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Regd. Office

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