



Valuation Report Prepared For: SBI Mumbai Naka Nashik Branch / Shri. Vijay Haribhau Chaudhari (31370/2300535)

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Vastu/Nashik/05/2023/31370/2300535  
11/07-155-SGSH  
Date: 11.05.2023

## VALUATION OPINION REPORT

This is to certify that the property Residential Flat No. 401, 4th Floor, "GULMOHAR AVENUE", Survey No. 65 / 1 / 1A / 1B / 72 / 1, Plot No. 49, Chaitanya Nagar, Ganpati Nagar, Village – Aanandwalli, Taluka & District - Nashik, PIN Code – 422 013, State – Maharashtra, Country – India belongs to **Vaishnav Construction**. Name of Proposed Purchaser: **Shri. Vijay Haribhau Chaudhari**.

Boundaries of the property:

Boundaries	Building	Flat
North	Building	Marginal Space
South	Road	Marginal Space
East	Open Plot	Marginal Space
West	Open Plot	Marginal Space, Lift & Staircase

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 **₹ ₹ 81,12,000.00 (Rupees Eighty One Lakh Twelve Thousand 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 BABURAO  
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=admin,  
2.5.4.20+9822b6c4fa035dc03e0c139e26660911550000135,  
115279b17a1826652, postalCode=400069, st=Maharashtra,  
serialNumber=41a56a566b0bc9d96b2a5a1826652, email=manoj@vastukala.com,  
394e28f2c279a3276c5b4c, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.05.11 13:09:24 +05'30'

Auth. Sign.

Director

**Manoj B. Chalikwar**  
Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
SBI Empanelment No.: SME/TCC/2021-22/86/3  
Encl: Valuation report.



*(Handwritten signature)*

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