



Valuation Report Prepared For: Union Bank of India / Ambad Branch / Reena Prakash Pawar (004717/2303241)

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Vastu/Nashik/10/2023/004717/2303241
28/5-438-RYBS
Date: 28.10.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 706, 7th Floor, " **Dwarka Residency Apartment** ", Survey No. 320/ 3/ 2, Plot no. 7+8, C.T.S Survey No. 7423 & 7424, Near Progressive English Medium School, Prashant Nagar, Pathardi Phata, Narhari Nagar Road, Village – Pathardi, Taluka & District – Nashik, PIN Code – 422 010, State – Maharashtra, Country – India belong to Name of Proposed Purchaser : **Reena Prakash Pawar**
Name of Owner: **M/s. Govinda Construction.**

Boundaries of the property:

| | Building | Flat |
|-------|-----------|--------------|
| North | Road | Flat No. 707 |
| South | Row House | Side Margin |
| East | Open Plot | Flat No. 705 |
| West | Open Plot | Side Margin |

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 valued for this particular purpose at **₹ 26,06,800.00 (Rupees Twenty-Six Lakh Six Thousand Eight 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 valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Sharadkumar

B. Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
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Auth. Sign.



Kalpesh Yalmane



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