

Vastu/Nashik/12/2023/5617/2303973
14/18-202 -RYRJ
Date: 14.12.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 04, First Floor, D-Type Building, " Bharatratna Dr. Babasaheb Ambedkar Magasvargiya Co-Op. Housing Society Ltd. Nashik ", Survey No. 297/ 2/ 2 Part, CTS No. 6245 PT, Near Radisson Blu Hotel, Prashant Nagar, Damodar Nagar Road, Village - Pathardi, Taluka & District - Nashik, PIN Code – 422010, State – Maharashtra, Country – India, belongs to **Name of Proposed Purchaser: Shri. Yogesh Arun Sonwane & Sau. Dipali Yogesh Sonwane. Name of Owner: Bharatratna Dr. Babasaheb Ambedkar Magasvargiya Co-Op. Housing Society Ltd. Nashik.**

Boundaries of the property.

Boundaries	Building	Flat
North	S. No. 297/ 2 & Plot No. 22 to 27	Side Margin
South	12.00 M. Wide Colony Road	Flat No. 03
East	S. No. 314	Flat No. 01
West	S. No. 297 Part	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 for this particular purpose at **₹ 29,23,300.00 (Rupees Twenty-Nine Lakh Twenty-Three Thousand Three 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.**

**Manoj
Chalikwar**
Director

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
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