



Valuation Report Prepared For: JSB / Nashik Branch / Shri.Sunil Trimbak Joshi (006258/2304449) Page 2 of 24

Vastu/Nashik/01/2024/006258/2304449
10/17-151-CCBS
Date: 10.01.2024

VALUATION OPINION REPORT

This is to certify that the property Residential Flat No. BG-3, (as per Approved Building Plan Flat No.7) Ground Floor, B-Wing " Shree Yudhisthir Co.Op.Hsg.Soc.Ltd.Nashik ", Survey No.101/1, Plot No.61 to 64 , Behind Guru Govind Singh Collage, Pandav Nagari , Village – Wadala, Taluka - Nashik, District-Nashik, PIN Code – 422 006,State – Maharashtra, Country – India belongs to **Shri.Sunil Trimbak Joshi**

Boundaries of the property:

	Building	Flat
North	Plot No.60	Marginal Space
South	7.50 M Colony Road	Flat No.2
East	9.00 M Colony Road	Staircase & Flat No.4
West	Plot No.65	Marginal Space

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 specifications ₹ 12,46,400.00 (Rupees Twelve Lakh Forty-Six Thousand Four 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
Encl: Valuation report.

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai
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Auth. Sign.



Received
10/01/24

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