

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.12, Second Floor, "Gurukrupa Apartment", Survey No.325/1+2A/2, Plot No.6, Near Maruti Sweet, Dnyaneshwar Nagar, Pathardi Phata, Village – Pathardi, Taluka & District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India belongs to **Shri.Laxman Ramkishan Ghandge & Sau.Ranjana Laxman Ghandge**

Boundaries of the property.

Boundaries	Building	Flat
North	18.00 Meter DP Road	Marginal Space
South	Plot No.12 & 46	Flat No.11
East	7.5 Meter Colony Road	Flat No.13
West	Plot No.5	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 ₹ 22,72,650.00 (Rupees Twenty-Two Lakh Seventy-Two Thousand Six Hundred Fifty 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=9822b6c4ad35d4c3e9c39e26865813495c3a33d4133
3115779617a1885652, postalCode=400069, st=Maharashtra,
serialNumber=41a56a56a6b8c89d662a55a8fce3feb31f31bd2
e394e2872e29a327b625bfc, cn=MANOJ BABURAO CHALIKWAR
Date: 2024.01.15 15:55:45 +05'30'



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
Encl: Valuation report.

Auth. Sign.

16/01/2024

Nashik : 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
E-mail : nashik@vastukala.org, Tel. : +91 253 4068262 / 9890380564

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Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org