

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No. 06, Ground Floor, " **Yaswant Apartment** ", Survey No. 300/ 2, Plot No. B, Behind Mogal Hospital, Near Kothari Kanya School, Phandharkar Nagar, Jail Road, Village - Deolali, Taluka & District - Nashik, PIN Code – 422101, State – Maharashtra, Country – India. belongs to **Name of Owner: Shri. Sahebrao Digambarao Mahajan.**

Boundaries of the property.

Boundaries	Building	Shop
North	S.N. 300/ 2A	Parking Space
South	40.00 M. Ft Colony Road	Marginal Space
East	30.00 M. Ft Colony Road	Shop No. 05
West	Sunbeam Society	Shop No. 07

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 **₹ 23,93,640.00 (Rupees Twenty Three Lakh Ninety Three Thousand Six Hundred Forty 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
Encl: Valuation report.

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
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Date: 2024.02.17 14:56:33 +05'30'

Auth. Sign.



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