



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 106, Second Floor, " **Goda Prestige** ", Survey No. Survey No. 338/ 340/ 341, Plot No. 27+ 28, Near Hotel Madhuban, Vishvendu Nagar, Mungsare - Chandshi Road, Village - Jalalpur, Taluka & District - Nashik, PIN Code – 422003, State – Maharashtra, Country – India. belongs to **Name of Proposed Purchaser: Shri. Digambar Ramgiri Giri & Sau. Sunita Digambar Giri. Name of Owner: Shri. Atul Bhusaheb Kale & Shri. Shashikant Vaman Khule.**

Boundaries of the property.

Boundaries	Building	Flat
North	Plot No. 29	Marginal Space
South	12.00 M. Wide Road	Flat No. 107
East	Plot No. 51	Marginal Space
West	9.00 M. Wide Road	Staircase & Flat No. 105

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 **₹ 21,00,900.00 (Rupees Twenty One Lakh Nine 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
Encl: Valuation report.

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



Received
13/2/24



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