



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 13, Fifth Floor, B - Wing, " Laxmi Avenue ", Survey No. 6/ 3/ 1 + 6/ 2/ A, Plot No. 40+41, CTS. No. 8185/18 to 8185/20, Near Parksyde Business Avenue, Pandav Nagari, Pathardi Road, Village - Pathardi, Taluka & District - Nashik, PIN Code – 422009, State – Maharashtra, Country – India. belongs to **Name of Owner: Mr. Nitin Bhagwan Turkane.**

Boundaries of the property.

Boundaries	Building	Flat
North	9 Mtr. Colony Road	By Marginal Space
South	Plot No. 42	By Flat No. 11
East	9 Mtr. Colony Road	By Marginal Space
West	Plot No. 37 & 38	By Lift, Lobby & Flat No. 13

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 **₹ 25,05,600.00 (Rupees Twenty-Five Lakh Five Thousand Six 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**

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.02.29 13:09:28 +05'30'

Auth. Sign.



**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.

Received  
05/03/23

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