



Vastu/Nashik/03/2024/007650/2305491
13/21-239-RYRJ
Date: 13.03.2023

VALUATION OPINION REPORT

This is to certify that the property Residential Flat No. 02, 1st Floor, " Trinity Arcade ", Survey No. 274/ 1B/ 1, Plot No. 24 + 25, Behind KK Wagh College, Near Mirchi Hotel, Kailash Nagar, Canal Road, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India, belongs to **Name of Proposed Purchaser: Shri. Shankar Atmaram Shinde & Sau. Suvarna Shankar Shinde. Name of Owner: Sau. Ashlesha Milind Konkane & Shri. Milind badrinathKonkane.**

Boundaries of the property:

	Building	Flat
North	Open Plot	Flat No. 01
South	Building	Marginal Space
East	Building	Marginal Space
West	Road	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 ₹ 37,30,000.00 (Rupees Thirty-Seven Lakh Thirty Thousand 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

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For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj
Chalikwar

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

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: 2024.03.13 17:58:38 +05'30'

Auth. Sign.



MS
SBI
Trangesh Shankar
8007145100
14/8/2024

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