

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 13, Third Floor, "Karan Heights Co - Op. Hsg. Ltd", Survey No. 46/2, Plot No. 28, Opp. to Chandrabhaga HP Pertol Pump, Laxman Nagar, Lokhande Mala, Takali Marg Road, Village - Dasak, Taluka & District - Nashik, PIN Code - 422 101, State - Maharashtra, Country - India. belongs to **Name of Owner: Shri. Mahesh Pundlik Ahire.**

Boundaries of the property.

Boundaries	Building	Flat
North	Plot No. 27/ C.K.P Nagar	Flat No.12
South	Plot No. 29/ Pathway	Side Margin & Pathway
East	12.00 M. D.P. Road	Side Margin & Road
West	S. No.45	Passage & 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 ₹ 27,25,800.00 (Rupees Twenty-Seven Lakh Twenty-Five Thousand Eight 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
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.05.22 17:11:36 +05'30'

Auth. Sign.



Manoj Chalikwar
23/5/24

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Regd. Office

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