

Vastu/Nashik/07/2024/0010252/2307506
31/2-510-RYBS
Date: 31.07.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 204, Second Floor, " Hari Mantra Phase II ", Survey No. 46/ 1C/ 1+2(P), Plot No.1, Opp. to Bharat Petroleum Pump, Aute Nagar, off Jai Bhavani Road, Village - Deolali, Taluka & District - Nashik, PIN Code – 422 101, State – Maharashtra, Country – India, belongs to Name of Owner :Nilesh Ratnakar Patwardhan & Mangala Nilesh Patwardhan.

Boundaries of the property.

Boundaries	Building	Flat
North	By Survey No. 46/1B	Marginal Space of the Building
South	By 9.00 Mtr Colony Road	Flat No. 203
East	By Plot No.02	Staircase & Flat No.201
West	By 18.00 Mtr DP Road	Marginal Space of the Building

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 ₹ 28,34,000.00 (Rupees Twenty-Eight Lakh Thirty-Four 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

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: 2024.07.31 12:12:57 +05'30'

(Signature)
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

Received
11/8/24



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Regd. Office

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