

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. B-03, First Floor, B-Wing, " Akshada Park Co - Op. Housing Society ", Survey No. 44/ 7, Plot No.07+08+09+10, Behind Tinku Milk Dairy, Hari Om Nagar, Gandhi Nagar Airport Area, Artillery Center Road, Village - Deolali, Taluka & District - Nashik, PIN Code – 422 101, State – Maharashtra, Country – India. belongs to Name of Owner: **Niraj Ratnakar Patwardhan**.

Boundaries of the property.

Boundaries	Building	Flat
North	6.00 M Colony Road	6.00 M Colony Road
South	6.00 M Colony Road	Flat No.04
East	6.00 M Colony Road	Colony Road
West	Same Society of Plot No.5+6+15+16 of A-wing	Staircase & Flat No.06

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 ₹ 32,76,000.00 (Rupees Thirty-Two Lakh Seventy-Six 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
Director

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 13:21:30 +05'30'

Auth. Sign.



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
11/8/24

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