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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For PNB / Canada Corner Branch / Shri.Ganesh Asaram Bankar (010484/2307615) Page 2 of 25

Vastu/PNB/Nashik/08/2024/010484/2307615
08/17-23-CC25
Date 08.08.2024

VALUATION OPINION REPORT

The property bearing Residential Land and Tenement No.N-53/A/H2/3/4,Neighborhood Ashadha ,Fifth Scheme, Near Deepika Silk Sarees, Rajratna Nagar, At- Cidco, Taluka & District - Nashik, PIN Code – 422 010, State - Maharashtra, Country - India belongs to Shri.Dinkar Kedar Dabhade Name of Proposed Purchaser: Shri.Ganesh Asaram Bankar & Sau.Vanita Ganesh Bankar.

Boundaries of the property

- North : Door & Colony Road
- South : Marginal Space
- East : Tenement No.N-53/A/H2/3/3
- West : Tenement No. N-53/A/H2/3/5

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 and valued for this particular purpose at ₹ 25,61,816/- (Rupees Twenty-Five Lakh Sixty-One Thousand Eight Hundred Sixteen Only).

The valuation of the property is based on the documents produced by the concerned. Legal aspects have not been taken into consideration while preparing this valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj
Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

PNB Empanelment No. ZO.SAMD:1138

End: Valuation report.

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, ou=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
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