Vastu/Nashik/08/2024/010969/2307974
31/11-452-RYBS
Date: 31.08.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 3, Ground Floor, **"Parvati Sankul - A"**, Near Bharat Petroleum Petrol Pump, Kalpataru Nagar, Plot No. 1, Nashik - Pune Road, Village - Nashik, Taluka - Nashik, District - Nashik, Nashik, Pin Code - 422 101, State - Maharashtra, India belongs to **Shri. Mahesh Sahebrao Deshmukh.** Name of Proposed Purchaser is **Shri. Krishna Santosh Walzade.**

Boundaries	:	Building	Flat
North	:	Gopal Saw Mill	Flat No. 4
South	:	Survey No. 853/ 1 & Canal	Right Canal
East	:	Nashik - Pune Road & Plot No. 02	Flat No. 2
West	:	Survey No. 853/ 1	Marginal Space

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 17,80,800.00 (Rupees Seventeen Lakh Eighty 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 report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Director

Auth. Sign.

Manoj Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. IBBI/RV/07/2018/10366
Bank Of Baroda Empanelment No.: ZO :MZ:ADV:46:941

End.: Valuation report

7/9/24