

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 201, 2nd Floor, "Ashirwad Heights", Opp.Saundarya Beauty Parlor , Plot No. 04, Dhruv Nagar, Right Canal Road, Village - Gangapur, Taluka - Nashik, District - Nashik, 422222, State - Maharashtra, India belongs to **Shri.Sampat Santu Chumbhale**. Name of Proposed Purchaser is **Shri.Rahul Babu Nikam & Sau.Yogita Rahul Nikam .**

Boundaries	:	Building	Flat
North	:	25.00 Ft Colony Road	Staircase, Lift and Flat No.202
South	:	S.No.59	Open to Sky
East	:	Plot No.3	Open to Sky
West	:	Plot No.5	Open to Sky

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 **₹ 35,67,000.00 (Rupees Thirty Five Lakh Sixty Seven 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 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: 2024.10.11 15:04:16 +05'30'

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

Encl.: Valuation report

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Our Pan India Presence at :

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EVALUATION OPINION REPORT

This is to certify that the property described in the above mentioned schedule is situated in the village of ... and is ...

Sl. No.	Description	Area	Remarks
1
2
3

The above mentioned property is situated in the village of ... and is ...

The above mentioned property is situated in the village of ... and is ...

[Handwritten mark]

Received
Rohit Ichekar