

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 9, 2nd Floor, "Shiv Harmony", Near Angel English School, Panchak, Plot No. 1, Jail road, Village - Panchak, Taluka - Nashik, District - Nashik, Nashik, 422101, State - Maharashtra, India belongs to **Shri. Pankaj Kumar**.

| Boundaries | : | Building | Flat |
|------------|---|----------|-------------------------|
| North | : | Building | Marginal Space |
| South | : | Building | Flat No. 10 & Staircase |
| East | : | Building | Marginal Space |
| West | : | Road | Flat No. 8 |

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 **₹ 40,36,800.00 (Rupees Forty Lakh Thirty Six 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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.11.23 14:13:48 +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

Handwritten signature

Encl.: Valuation report

