

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 15, 5<sup>th</sup> Floor, "Prabhu - Platinum Apartment", Near Sanjeevani Blood Centre, Tagore Nagar, Puja Sri Sri Ravishankar Marg, Village - Wadala, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 006, State - Maharashtra, Country - India belongs to **MR. Bharat Baburao Kale**.

Boundaries	:	Building	Flat
North	:	By Plot No. 8	By Marginal Distance
South	:	By 18.00 Mtr. Wide D.P. Road	By Lift & Flat No. 13 & 14
East	:	By 6.00 Mtr. Wide Colony Road	By Marginal Distance & Colony Road
West	:	By Adjacent S.No. 22/2/1	By Marginal Distance

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 **₹ 47,37,600.00 (Rupees Forty Seven Lakh Thirty Seven Thousand Six 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: 2024.11.27 12:58:33 +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

