

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. A-16, 3rd Floor, Wing - A, "Rameshwar Park Apartment", Behind Icon Fitness Hub Unisex Gym, Upendar Nagar, More Mala, Plot No. 81+82, Ambad - Trimurti Chowk Link Road, Village - Ambad Khurd, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 010, State - Maharashtra, Country -India belongs to **Shri. Machindra Dyaneshwar Sonawane**. Name of Proposed Purchaser is **Shri. Aditya Bhagwan Rahane & Sau. Radhika Aditya Rahane**.

Boundaries of the property

North : Plot No. 83
South : Gat No. 305 Part
East : Plot No. 80
West : 18.00 Mtr. Wide Colony Road

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 **₹ 25,01,070.00 (Rupees Twenty Five Lakh One Thousand Seventy 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,
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Date: 2024.11.27 17:09:03 +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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