

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 10, 2<sup>nd</sup> Floor, "Sai Anand Residency", Behind Datta Mandir Bus Stop, Gayakhe Colony, Datta Mandir Road, Village - Deolali, Taluka - Nashik, District - Nashik, 422101, State - Maharashtra, India belongs to **Mr.Kailas Ramesh Pandhure & Mrs.Gayatri Kailas Pandhure**.

Boundaries	:	Building	Flat
North	:	DP Road	Flat No.11
South	:	Road	Side Margin
East	:	Surevy No.280A/2B/1Part	Flat No.9
West	:	Surevy No.280A Part	Side Margin

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 **₹ 61,15,200.00 (Rupees Sixty One Lakh Fifteen Thousand Two 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**

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.12.02 18:09:32 +05'30'

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

Encl.: Valuation report



Received  
10/12/2024

