

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 5, 2<sup>nd</sup> Floor, "Seven Star Apartment", Near Saraf Lawns, Plot No. 5, Pathardi Road, Village - Nashik, Taluka - Nashik, District - Nashik, 422010, State - Maharashtra, Country -India belongs to **Sau.Vaishali Gajanan Kharde**. Name of Proposed Purchaser is **Shri.Chetan Ashok Suke & Sau.Gayatri Chetan Suke**.

Boundaries	:	Building	Flat
North	:	Plot No.6	Mariginal Space
South	:	Plot No.4	Staircase & Lobby
East	:	30.00 Meter Wide Colony Road	Mariginal Space
West	:	Plot No.10	Flat No.06

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 **₹ 24,69,050.00 (Rupees Twenty Four Lakh Sixty Nine Thousand Fifty 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: 2024.12.04 16:39:48 +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



Received  
10/12/2024

Encl.: Valuation report

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