

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 5, 2<sup>nd</sup> Floor, "**Rajashree Sadan Apartment**", Behind Hotel Triton, Plot No. 70, Mumbai-Agra Road, Village - Nashik, Taluka - Nashik, District - Nashik, 422003, State - Maharashtra, India belongs to **Shri.Pravin Haribhai Patel**. Name of Proposed Purchaser is **Sau.Rakshaben Bechar Ravriya**.

Boundaries	:	Building	Flat
North	:	Adjoining Plot	Passage & Staircase
South	:	Adjoining Plot	Margin Space
East	:	Adjoining Plot	Margin Space
West	:	12.00 M Wide Road	Flat No.6

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 **₹ 23,17,520.00 (Rupees Twenty Three Lakh Seventeen Thousand Five Hundred Twenty 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: 2024.12.10 11:35:30 +05'30'

Auth. Sign.

Director



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBB/RV/07/2018/10366

Bank Of Baroda Empanelment No.: ZO :MZ:ADV:46:941



Encl.: Valuation report

Received  
11/12/2024

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