

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 301, 3rd Floor, "Shree Krishna Apartment Co-Op. Housing Society Ltd.", Near Kaka Gadre Mangal Karyalaya, Gole Colony, Ashok Stambh, Plot No. 28, Final Plot No. 74, T.P.S-1, Gangapur Road, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 002, State - Maharashtra, Country - India belongs to **Shri. Chandrakant Murlidhar Thete**. Name of Proposed Purchaser is **Shri. Nitin Mohan Pawar & Shri. Swapnil Mohan Pawar**.

Boundaries	:	Building	Flat
North	:	Road	Side Margin
South	:	L.I.C Income of the Office	Flat No. 302 & Duct
East	:	Shri. RT. Joshi Income	Side Margin
West	:	Income of Collectors Office	Flat No. 306 & Passage

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 **₹ 1,04,31,650.00 (Rupees One Crore Four Lakh Thirty One Thousand Six Hundred 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: 2025.01.24 12:43:39 +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

