



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 103, Stilt Floor, "Unique Residency Apartment", Survey No. 874/05/28, Plot No. 28, Opp. Medakeshwar Apartment, Medakeshwar Temple Road, State Bank Colony, Indira Nagar, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 009, State – Maharashtra, Country – India belongs to **Mr. Dilip Laxman Deshmukh. Name of Proposed Purchaser: Dr. Vikrant Anil Tungar & Sau. Chetana Vikrant Tungar.**

Boundaries of the property.

Boundaries	Building	Flat
North	Building	Lobby and Staircase
South	Bungalow	Marginal Space
East	Road	Flat No.102
West	Open Space / Bungalow	Marginal Space

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 59,29,770.00 (Rupees Fifty Nine Lakh Twenty Nine Thousand Seven Hundred 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 valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR  
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Auth) Sign.



Director

Manoj B. Chalikwar

Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
Reg. No. IBBI/RV/07/2018/10366  
BOB Empanelment No.: ZO:MZ:ADV:46:941  
Encl: Valuation report.

*Manoj B. Chalikwar*  
BOB

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