



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 11, Third Floor, "Kabra Heights", Survey No. 774 + 775/ 2, Plot No. 8, Near Roongta Imperia & Nitin Bhosale Bungalow, Karmayogi Nagar, Old Canal Link Road, Untwadi, Village - Nashik, Taluka & District - Nashik, PIN Code – 422009, State – Maharashtra, Country – India belongs to **Mr. Ashwin Rajendra Bhongade**.

Boundaries of the property.

Boundaries	Building	Flat
North	Building	Side Margin
South	Open Plot	Flat No. 10
East	Road	Lifts
West	Bungalow	Side Margin

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 ₹ 27,90,000.00 (Rupees Twenty Seven Lakh Ninety Thousand 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  
DN: cn=BN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=Nashik,  
2.5.4.20=882266494951649349239280808134902978165113  
115279617a18b5652, postalCode=400069, st=Maharashtra,  
serialNumber=11235a56648cc09a582825485a3c36a311919c3d1  
9442822962764256c, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.06.28 10:44:10 +05'30'

Director

Auth. Sign.



**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.

