

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.4, Second Floor, Wing - B, " **Nalini Vijay Apartment**", Survey No.72/2/2/3, Plot No.2/3, Near Rameshwar Mahadev Mandir, Tulja Bhavani Nagar, Dream Castle Road,Village – Nashik, Taluka- Nashik, District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India belongs to **M/s.Matoshri Buildcon** . Name of Proposed Purchaser: **Mr.Dattatraya Abaji Barde**.

Boundaries of the property.

Boundaries	Building (as per Site)	Flat (As per Site)
North	Road	Passage & Lift
South	Open Plot	Marginal Space
East	A-Wing	Flat No.3
West	Building	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 **₹ 45,24,000.00 (Rupees Forty-Five Lakh Twenty-Four Thousand Only)**. As per Site Inspection **86%** Construction Work is Completed.

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**
Director

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE
LIMITED, ou=admin,
2.5.4.20=9622b6c4fad35d03e0c39e36865913499cfd33
44333115278b17a1b5652, postalCode=400066,
st=Maharashtra,
serialNumber=41a56a566ab8c89b682a55a8f9e3cfeb31f3
1bd2e394a2872e29a327b62561c, cn=MANOJ BABURAO
CHALIKWAR
Date: 2023.09.25 10:27:07 +0530'

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.

Handwritten signature and date: 25/9/23

Nashik : 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
E-mail : nashik@vastukala.org, Tel. : +91 253 4068262 / 9890380564

Our Pan India Presence at :

- Mumbai
- Thane
- Delhi NCR
- Aurangabad
- Nanded
- Nashik
- Pune
- Indore
- Ahmedabad
- Rajkot
- Raipur
- Jaipur

Regd. Office : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
TeleFax: +91 22 28371325/24
mumbai@vastukala.org