

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 304, Third Floor, "Guru Ganesh Heights", Survey No. 46/ 1+2+3+4/ 1, Plot No. 23+24, Near Water Tank, Satpur Colony, Right Canal Road, Village - Anandwalli, Taluka - Nashik, District - Nashik, PIN Code - 422 007, State - Maharashtra, Country - India belongs to M/s. B.K. Construction. Name of Proposed Purchaser: Shri. Kailash Dinkar Patil.

Boundaries of the property.

Boundaries	Building	Flat
North	Plot No. 25	Side Margin
South	Plot No. 22	Flat No. 303
East	Colony Road	Staircase, Duct & Flat No. 04 & 05
West	Plot No. 14 & 15	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 ₹ 23,85,000.00 (Rupees Twenty Three Lakh Eighty Five Thousand Only). As per Site Inspection 71% 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

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.

Auth. Sign.



25/9/23

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