

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1403, Fourteen Floor, B - Wing, " **Shree Harikrushna Heights**", Survey No. 113 / 2 / C, Opp. to. Ashoka Medicover Hospitals, Near Water Tank, Indira Nagar, Sawata Mali Road, Village – Wadala, Taluka – Nashik, District - Nashik, PIN Code – 422 009, State – Maharashtra, Country – India belongs to **Mr. Vikas Ramcharan Chaudhari & Mrs. Priti Vikas Chaudhari**.

Boundaries of the property.

Boundaries	Building	Flat
North	Adj. Survey No. 113/ 2/ B	Marginal View
South	Nala	Flat No. B-1404
East	Nala	Flat No. C-1401
West	18.00 Mt. D.P. Road	Flat No. B-1402

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 **₹ 48,36,000.00 (Rupees Forty Eight Lakh Thirty Six Thousand Only)**. As per Site Inspection **93%** 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: cn=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE
LIMITED, ou=admin,
2.5.4.20=98220c4f4ed35dc31e6c319c36865913490c3d33
d41333115278b17a18b5652, postalCode=400066,
st=Maharashtra,
serialNumber=41a56a56dabacc8906b2a55a8fca3f7eb31f3
1bd2e199e28f2e29a327b623bfc, cn=MANOJ BABURAO
CHALIKWAR
Date: 2023.10.03 11:07:20 +05'30'

Auth. Sign.



Manoj B. Chalikwar

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

*Received at RABC
5/10/23*

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

