



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. A- 401, Fourth Floor, A-wing, **Building Krishna, " Samraat Vrindavan "**, Survey No. 188/ 1A + 188/ 1B/ 1 + 188/ 1C/ 1, Near Hotel Palms Residency, Opp. Swami Narayan Mandir, Bappa Sitaram Marg, Mumbai - Agra National Highway, Adgaon Naka, Panchavati, Village - Nashik, Taluka & District - Nashik, PIN Code – 422003, State – Maharashtra, Country – India. belongs to Name of Owner: **Shri. Madhukar Shankarrao Tile & Sau. Mina Madhukar Tile.**

Boundaries of the property.

Boundaries	Building	Flat
North	Survey No. 188/ 1 Part	Staircase & Flat no. 402 in A wing
South	Mumbai Agra Road & Survey No. 188/ 1 Part	Marginal Space
East	Survey No. 188	Open Duct & Flat no. 404 in A wing
West	Survey No. 186,	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 ₹ **87,05,840.00 (Rupees Eighty-Seven Lakh Five Thousand Eight Hundred Forty 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

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.

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=admin,  
2.5.4.20=9822b6c4fad35dc03e0cf3a228059134907991d4113  
3115279b17a18b5652, postalCode=400069, st=Maharashtra,  
serialNumber=41a56566ab8cc9d06b2a35a8f1e0c1e1f1f02,  
e394e28f2e29b3276c2594c, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.10.11 10:29:46 +05'30'

Auth. Sign.



Recd  
10/10/23



Nashik : 4, 1<sup>st</sup> 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