CIN: U74120MH2010PTC207869 MEME ROY, MA.: UDVAM-MIH-18-0083617 An ISO 9001:2015 Certified Company





Valuation Report Prepared For: 806 / RO Nashik Road Branch / Shri. Dryaneshwar Vaman Dhande & Other (004352/2302959) Page 2 of 25

Vastu/Nashik/10/2023/004352/2302959 11/18-156-CHBS

Date: 11.10.2023

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. G - 101, 1st Floor, G - Wing, "Shivalik Shivanta Apartment", Gat No. 299 / 3 / 1, Plot No. 1, Near Mahajan Nagar, Village - Ambad Khurdh, Taluka - Nashik, District - Nashik, PIN Code - 422 007, State - Maharashtra, Country - India belongs to Shrl. Dyaneshwar Vaman Dhande.

Boundaries of the property.	R	
Boundaries	Building	Flat
North	School	Marginal Space
South	Temple & Building	Flat No. 102 G - Wing Staircase
East	Road	Office No. 13 & 14
West	F-Wing	Flat No. 104 F - Wing

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 ₹ 35,01,500.00 (Rupees Thirty-Five Lakh One Thousand Five Hundred Only). As per Site Inspection 45% 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 certified0

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO

CHALIKWAR

Auth | Sign.

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

End: Valuation report.



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

V Aurangabad V Pune Nonded P Delhi NCR P Nashik

Indore P Ahmedabad P Jaipur

Rojkot P Raigur

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