

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 Shri. Dyaneshwar Vaman Dhande.

Boundaries of the property.	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 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. IBB/RV/07/2018/10366

BOB Empanelment No.: ZO:MZ:ADV:46:941

Encl: Valuation report.

Opinion signed by MANOJ BABURAO CHALIKWAR
 Director, VASTUKALA CONSULTANTS (I) PVT. LTD.
 23, 422, Mahajan Nagar, Nashik, Maharashtra - 422 007
 Date: 11/10/2023

Auth. Sign.



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 11/10/2023