



Vastu/Nashik/11/2023/005092/2303517
18/05-213-RYV
Date: 18.11.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 08, Second Floor, " Niprabha Heights", Gat No. 2416, Plot No. 36, G.P. Milkat No. 7597/ 8, Near Shree Datta Prasad Medical, Vimal Nagar, Sai Dham Road, Village - Ojhar, Taluka - Niphad, District - Nashik, PIN Code – 422006, State – Maharashtra, Country – India belongs to **Name of Proposed Purchaser: Shri. Swapnil Dilip Mogare. Name of Owner: Shri. Milind Shantaram Jadhav.**

Boundaries of the property.

Boundaries	Building	Flat
North	Gat No. 2417/1 P	Open Space of Gat No. 2417
South	9.00 M. Wide Colony Road	Passage, Staircase, & Flat No. 09
East	Plot No. 37 & 38	Plot No. 37 & 38
West	Plot No. 34 & 35	Flat No. 07

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 **₹ 16,36,200.00 (Rupees Sixteen Lakh Thirty Six Thousand Two Hundred 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
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2023.11.18 13:14:46 +05'30'

Auth. Sign.



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

Manoj B. Chalikwar



Nashik : 4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
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