



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 06, 02nd Floor, " Tirupati Hills ", Survey No. 501/1, Plot No. 1, Near Ramleela Mangal Karyalay & Lawns, Sri. Ram Nagar, Konark Nagar, Ozar Nandur Naka Road, Village - Adgaon, Taluka & District - Nashik, PIN Code - 422003, State - Maharashtra, Country - India, belongs to Name of Owner: Premchand Shivadhar Shukla & Anand Premchand Shukla.

Boundaries of the property.

Boundaries	Building	Flat (as per Plan)
North	Adj. Gat No. 508	Side Marginal Space
South	Plot No. 02	Flat No. 05
East	Colony Road	Flat No. 07
West	Adj. Gat No. 500	Side 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 ₹41,44,400.00 (Rupees Forty-One Lakh Forty-Four Thousand Four Hundred Only). As per Site Inspection 22% 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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admn,
2.5.4.20=9822206c4ac81d103e0c79e268d591490, #1.3.3.4411
33115279017a18b5e52, postalCode=400009, st=Maharashtra,
serialNumber=41a36a36a0b8cc8906b2a55a81ce317eb31f31bd,
2e394e382e29a537b623b7c, cn=MANOJ BABURAO
CHALIKWAR
Date: 2023.11.28 10:52:40 +05'30'



Director

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

Encl: Valuation report.

1/20/23
Kuber Patil
7219045260

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