



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.22 & 23, Sixth Floor, "Renuka Heights Apartment", Survey No.86/1/1, Plot No.2, Opposite to Hanuman Mandir, Ganesh Nagar, Janata Raja Colony, Dream Castle Makhmalabad Road, Village - Nashik, Taluka & District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India belongs to **Mr.Girish Madhukar Wadje & Mrs.Sayali Girish Wadje**

Boundaries of the plot

| Boundaries | Building (as per Documents) | (as per Documents) Flat No.22 | (as per Documents) Flat No.23 |
|------------|--------------------------------|----------------------------------|----------------------------------|
| North | 12-Meter-wide D.P Road | Flat No.21 | Flat No.24 |
| South | Plot No.3 & Open Space | Marginal Space | Marginal Space |
| East | Survey No.86/1/2 | Marginal Space | Flat No.22 |
| West | Plot No.1 | Flat No.23 | 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 ₹ 62,31,000.00 (Rupees Sixty-Two Lakh Thirty-One Thousand 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: cn=MANOJ BABURAO CHALIKWAR (I) PRIVATE LIMITED,
o=MANOJ BABURAO CHALIKWAR (I) PRIVATE LIMITED,
2.5.4.20-002226c44e335d0793c919c04e41138111111
15279815914864822, postalCode=422008, st=Maharashtra,
serialNumber=14, email=manojchalikwar@vastukala.com,
cn=MANOJ BABURAO CHALIKWAR (I) PRIVATE LIMITED
Date: 2023.11.30 12:32:19 +05'30'

Auth. Sign.



Shiva sir

8099523457



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