

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.3, Third Floor, "Swapnapurti Apartment", Gat No.579/1, Plot No.24, Near Raut Mala, Sagar Village, Village - Adgaon, Taluka- Nashik, District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India belongs to **Shri.Ramdas Popat Shinde**.

Boundaries of the property.

Boundaries	Building	Flat
North	9-Meter-Wide Colony Road	Marginal Space
South	Plot No.25	Marginal Space
East	Gat No.588	Marginal Space
West	9-Meter-Wide Colony Road	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 ₹ **64,69,200.00 (Rupees Sixty-Four Lakh Sixty-Nine Thousand Two Hundred Only)**. As per Site Inspection **56%** 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 Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2023.12.04 12:27:34 +05'30'

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



Hemant Modhe
6/12/2023
9125189889

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

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Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24