

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.102, First Floor, "Raj Heritage Apartment ", Survey No.907/2/1A, Plot No.1, Opposite Police Headquarter Ground, Nagre Nagar, Dnyaneshwar Nagar, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India belongs to **Sau.Kalpna Prakash More & Shri.Prakash Supadu More** Name of Proposed Purchaser: : **Meerabai Shantaram Kasbe & Shri.Yuvraj Shantaram Kasbe.**

Boundaries of the property.

| Boundaries | Building | Flat |
|------------|-----------------------|----------------|
| North | Part of Survey No.907 | Marginal Space |
| South | Plot No.2 | Flat No.101 |
| East | Plot No.9 & 10 | Flat No.103 |
| West | DP 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 ₹ **49,36,750.00 (Rupees Forty-Nine Lakh Thirty-Six Thousand Seven Hundred Fifty 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

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2023.12.16 12:39:28 +05'30'

Auth. Sign.



Received on 16/12

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
- mumbai@vastukala.org