

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.9, Third Floor, " Lotus Park ", Survey No. 213, Plot No. 30, Behind Bhagwati Shopping Centre & Fitness Zone, Opp. to. RK-C Building, Viman Nagar, Deola - Nashik Road, Village - Ozar, Taluka- Niphad, District - Nashik, PIN Code – 422 206, State – Maharashtra, Country – India belongs **Mr. Mayur Nanasaheb Mandlik & Mrs. Pranita Mayur Mandlik.**

Boundaries of the property.

Boundaries	Building	Fiat
North	Adjacent Plot No. 29	Flat No. 10,11 & Staircase
South	Adjacent Plot No. 31	Adjacent Plot No. 31 & Open to Sky
East	Adjacent Gat No. 213/ Part	12 Mtr. Wide Road & Open to Sky
West	12 Mtr. Wide Road	Flat No.12

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 **₹ 35,19,000.00 (Rupees Thirty Five Lakh Nineteen Thousand Only)**. As per Site Inspection **64%** Construction Work is Completed

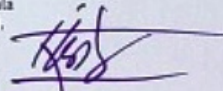
The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

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: 2023.12.18 11:02:08 +0530


Auth. Sign.



Director

Manoj B. Chalikwar

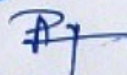
Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763


Reg. No. IBBI/RV/07/2018/10366

BOB Empanelment No.: ZO:MZ:ADV:46:941


Anurag Donyar
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