



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 402, Fourth Floor, " Hariom Elite Apartment ", Survey No. 207/ 4, Plot No. 13 + 14, Behind Vadnere Saraf, Kalananagar, Sneha Nagar, Dindori Road, Village - Mhasrul, Taluka & District - Nashik, PIN Code – 422004, State – Maharashtra, Country – India. belongs to **Name of Owner: Mr. Jaywant Dashrath Jangam & Mrs. Rekha Jayvant Jangam.**

Boundaries of the property.

| Boundaries | Building | Flat |
|------------|---------------------------------------|--------------------------------------|
| North | By Adjacent Survey Number | Staircase, Lobby, Lift, Flat No. 401 |
| South | Plot No. 12 | Marginal Space |
| East | By Road & Plot No. 15 | Marginal Space & Road |
| West | By Property Bearing Survey No. 207/ 3 | 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 ₹ 55,48,800.00 (Rupees Fifty-Five Lakh Forty-Eight Thousand Eight Hundred 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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admin,
2.5.4.20=98222b6c4fad354c03e0d79e25865913490c78d33d4133
3115279b17a18b5452, postalCode=400069, st=Maharashtra,
serialNumber=11a56a366a08cc89d6b2a55a8f0c3c8b314000,
e394e28f2e29a3276623d6c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.12.19 15:56:01 +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

Encl: Valuation report.



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