



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. B - 603, Sixth Floor, Wing - B, "Roongta Florenza Apartment", Survey No. 984/ 2/ A, Plot No. 5, Near Kuber Lawns & Banquet, Prabhat Colony, Khode Mala Road, Village - Nashik, Taluka & District – Nashik, PIN – 422 009, State – Maharashtra, Country – India belongs to **Mr. Sandip Goverdhan Chavan & Mrs.Milan Sandeep Chavan.**

Boundaries of the prop

Boundaries	Building	Flat
North	12.00-Meter-Wide Colony Road	Building Side Margin
South	Adj. CIDCO	Lobby and Flat No.602
East	Plot No.4	Flat No.604
West	Adjoining Survey No.984/2B	Building Side Margin

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 ₹ **47,74,000.00 (Rupees Forty Seven Lakh Seventy Four Thousand Only)**. As per Site Inspection **51%** 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: 2023.12.25 17:31:58 +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.

Manoj Chalikwar
25/11/24

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