



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 03, Second Floor, " **Samruddhi Exclusive Apartment** ", Survey No. 181/ A/ 2/ A/ 1, Plot No. 18, Opp. To Dave Farsan Mart, Damodar Nagar, Hirawadi Road, Adgaon Naka, Village - Nashik, Taluka & District - Nashik, PIN Code – 422003, State – Maharashtra, Country – India. belongs to **Name of Owner: Shri. Kiran Kashinath Kapadane & Sau. Aasha Kiran Kapadane.**

Boundaries of the property.

Boundaries	Building	Flat
North	Colony Road	Marginal Space
South	Ayurveda Establishmnet	Staircase, & Flat No. 05
East	Hirawadi Road	Flat No. 04
West	Garden	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 **₹ 40,60,800.00 (Rupees Forty Lakh Sixty 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
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
Encl: Valuation report.

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.12 15:41:18 +05'30'

Auth. Sign.



Manoj B. Chalikwar
16/01/2024



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