



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 25, Third Floor, Wing - B, "Abhijeet Apartment-1", Survey No. 552/ 2+3/ 9+4/3/2, Final Plot No. 53, 54, Plot No. 9, Near Munisuvratwami Jain Temple, Shingada Talav, Gadhari Chowk, Mumbai Naka, Pune Road, Village - Nashik, Taluka & District - Nashik, PIN Code - 422 101, State - Maharashtra, Country - India belongs to Name of Owner: **Sau. Shahista Salimkhan Inamdar** Name of Proposed Purchaser: **Sau. Savita Ganesh Ghagare.**

Boundaries of the property.

Boundaries	Building	Flat
North	Building	Marginal Space
South	Open Plot	Lobby & Staircase
East	Road	Flat No. 26
West	Building	Flat No. 24

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 ₹ **23,77,440.00 (Rupees Twenty-Three Lakh Seventy-Seven Thousand Four Hundred Forty 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,  
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