

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 501, Fifth Floor, C - Wing, " Avadh Elite ", Gat No. 275, Behind Burkule Hall, More Mala, Ekdant Nagar, Ambad - Trimurti Chowk Link Road, Village - Ambad Khurd, Taluka & District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India. belongs to **Mr. Sushant Shashikant Ahire & Divya Sharad Jadhav (Alias), Mrs. Divya Sushant Ahire.**

Boundaries of the property.

Boundaries	Building	Flat (as per Plan)
North	Gat No. 277	Side margin
South	Gat No. 274	Flat No. 505
East	Gat No. 276 & Nala	Flat No. 502 & Passage
West	9.00 Mtrs. Road	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 **₹ 35,88,000.00 (Rupees Thirty-Five Lakh Eighty-Eight 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**
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: 2024.01.17 15:57:33 +05'30'

Auth. Sign.



Handwritten signature and date: 18/1/24



Nashik : 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
E-mail : nashik@vastukala.org, Tel. : +91 253 4068262 / 9890380564

Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur

Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org