



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.302, Third Floor,A-Wing " Vivanta Residency ",Survey No.163/1/40, Plot No.1, Near Adumber Banquet Lawns, Ayodhya Nagari, Meri - Rasbihari Link Road, Village – Nashik, Taluka- Nashik, District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India belongs to **Shri.Nilesh Rajendra Kulkarni & Kalyani Dhananjay Kulkarni**

Boundaries of the property.

Boundaries	Building	Flat
North	Plot No.2	Staircase & Duct
South	12.00 Meter Colony Road	Building Marginal Space
East	12.00 Meter Colony Road	Flat No.301 of A-Wing
West	Nala	Flat No.303 of B-Wing

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 ₹ 35,20,000.00 (Rupees Thirty-Five Lakh Twenty Thousand Only). As per Site Inspection 90% 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  
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Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.02.26 16:06:13 +05'30'

Auth. Sign



27/02/2024  
Sushant Ugle

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