



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.603, Sixth 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.Ketan Shantilal Gohile**

Boundaries of the property.

Boundaries	Building	Flat
North	Plot No.2	Building Marginal Space
South	12.00 Meter Colony Road	Staircase & Duct
East	12.00 Meter Colony Road	Flat No.604 of A-Wing
West	Nala	Flat No.602 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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.02.24 17:29:01 +05'30'

Auth. Sign.



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.

Sushant Ugate
Sushant Ugate

27/02/2024

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