

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 36, Fourth Floor, " Shree Ganesh Avenue ", Survey No. 52/ 1 /1, Plot No. 04, Next to Mahadev Mandir, Dharmaji Colony, Shivaji Nagar, Gangapur - Satpur Link Road, Village - Gangapur, Taluka & District - Nashik, PIN Code – 422007, State – Maharashtra, Country – India. belongs to **Name of Owner: Shri. Pavan Anil Borse & Sau. Sunita Anil Borse.**

Boundaries of the property.

Boundaries	Building	Flat
North	Plot No. 03	Flat No. 35 & Duct
South	9.00 M. Wide Colony Road	Staircase
East	S.No.52/2	Marginal Space
West	Open Space & Transformer Site	Lobby

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 **₹ 25,00,800.00 (Rupees Twenty-Five Lakh 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
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Consultants (I) Pvt. Ltd., ou=Mumbai,
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Auth. Sign.



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