

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.602, Sixth Floor, Wing - B, "Urbania", Survey No.772/1/1/3 & 772/1B/28, Plot No.15, Opposite Bhamare Garden, Karmayogi Nagar, Sadguru Nagar, Dr.Babasaheb Ambedkar Marg, Village - Nashik, Taluka- Nashik, District - Nashik, PIN Code - 422 008, State - Maharashtra, Country - India belongs to Mrs.Arati Rupesh Lodha .

Boundaries of the property.

Boundaries	Building	Flat
North	12-Meter-Wide Road	Flat No.601, B-Wing, Lift & Staircase
South	Survey No.773	Rear Margin
East	7.50 Meter Colony Road	Side Margin of Building
West	Survey No.772/A/1/2 & Plot No.14 in Survey No.772/1B	Side Margin, Lift & Staircase

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 ₹ 94,50,000.00 (Rupees Ninety-Four Lakh Fifty Thousand Only). As per Site Inspection 60% 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: 2024.03.08 12:26:56 +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.

Nashik : 4, 1<sup>st</sup> 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

