



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.103, First Floor, A-Wing " Vivanta Residency ", Survey No.163/ 1/ 40, Plot No.1, Near Audumber Banquet Lawns, Ayodhya Nagari, Meri - Rasbihari Link Road, Village - Nashik, Taluka - Nashik, District - Nashik, PIN Code - 422 004, State - Maharashtra, Country - India. belongs to **Name of Owner: Shri. Abhijeet Suresh Nikvelkar.**

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. 104 of A-Wing
West	Nala	Flat No.102 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 ₹ **34,56,000.00 (Rupees Thirty-Four Lakh Fifty-Six Thousand Only)**. As per Site Inspection 91% 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 16:50:16 +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



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