

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 502, Fifth Floor, " Kalpataru Heights ", Gat No. 222/ A/ 1, Plot No. 28, Behind HP Petrol Pump, Gulmohar Colony, Murari Nagar, Ambad Kamatwade Road, Village - Ambad Khurd, Taluka & District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – Indiabelongs to Name of Owner: **Mr. Pratik Vasnat Mane & Mrs. Kanchan Pratik Mane.**

Boundaries of the property.

| Boundaries | Building                    | Flat                                      |
|------------|-----------------------------|---|
| North      | 80 Fts Colony Road          | Flat No.503                               |
| South      | Plot No. 33 & 34 Paiki Area | Flat No.501                               |
| East       | Plot No. 29                 | By Marginal Space                         |
| West       | Plot No. 27                 | By Lobby, Lift, Flat No.503 & Flat No.501 |

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 **₹ 31,34,400.00 (Rupees Thirty-One Lakh Thirty-Four Thousand Four Hundred Only)**. As per Site Inspection **68%** 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  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.03.12 17:57:28 +05'30

Auth. Sign.



14/3/24

**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

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- 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