

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1303, 13th Floor, Building A1, " **Quillion Residences at Quillion Park** ", Survey No. 785/ 1+2/ 3 / 10, Near Sagar Sweets & Anmol Nayantara City One, Govind Nagar, Rd Circle, Old Canal Link Road, Village - Nashik, Taluka & District - Nashik, PIN Code - 422 009, State - Maharashtra, Country - India belongs to **Mr. Ranjeet Parshuram Rathod & Mrs. Monika Ranjeet Rathod**.

Boundaries of the property.

Boundaries	Building	Flat (as per Plan)
North	S. No. 785/1+2+3/9	Open to Sky Side margin
South	S. No. 785/1+2+3/11(P)	Lift, Staircase & Flat No. A1- 1302
East	Nala and S. No. 786 (P)	Flat No. A1 - 1304
West	S. No. 785/1+2+3/7	Open to Sky Side margin

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 **₹1,70,88,000.00 (Rupees One Crore Seventy Lakh Eighty-Eight Thousand Only)**. As per Site Inspection 12% 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. IBB/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: 2024.03.18 15:56:59 +05'30'

Auth. Sign.



*Manoj B. Chalikwar*  
19/03/2024

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