

Vastu/Nashik/03/2024/008067/2305854  
15/6-209-RPBS  
Date: 31.03.2024

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 14, 1st Floor, "Veershaiv Co-op. Hsg. Society", Survey No. 38 / 10, Plot No. 10, Near Shree Shailya Mallikarjuna Mandir, Ligayat Colony, Mohammediya Chowk, Village - Deolali, Taluka & District - Nashik, PIN Code - 422 101, State - Maharashtra, Country - India belongs to **Shri. Swapnil Badrinath Zarekar & Shri. Aditya Badrinath Zarekar.**

Boundaries of the property.

Boundaries	Building	Flat
North	Building	Lobby & Flat No. 15
South	Road & Mandir	Marginal Space
East	Building	Flat No. 13
West	Open Plot	Marginal Space

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 **₹ 18,90,000.00 (Rupees Eighteen Lakh Ninety Thousand 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

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.03.31 17:35:39 +05'30'

Auth. Sign.



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10/08/2002

...that the property described in the ...  
...No. 38 / 10, Plot No. 10, ...  
...Chowk, Village - Deol ...  
...India before ...

...hence ...  
...for ...  
...Director ...  
...Court ...