



Vastukala Consultants (I) Pvt. Ltd.

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VastuNashik/05/2024/0089552306495

28/11/2025 P.Y.R.J

Date: 28.05.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 302, Third Floor, " **Ratnaprabha Residency** ", Survey No. 909/ 2/ 63, Plot No. 63, Behind V-Mart, Dnyaneshwar Nagar, Pathardi Deolali Link Road, Village - Nashik, Taluka & District - Nashik, PIN Code – 422 010, State - Maharashtra, Country - India, belongs to Name of Proposed Purchaser: **Shri. Ashok Devram Aher & Sau. Surekha Ashok Aher**. Name of Owner: **Shri. Ashok Ananda Alai & Shri. Suresh Ananda Alai**.

Boundaries of the property.

Boundaries	Building	Flat
North	Plot No. 49, 50 & 51	Flat No. 301
South	18.00 M. Wide Road	18.00 M. Wide Road
East	Plot No. 64	Side Marginal Space
West	Plot No. 62	Lobby, Duct & Flat No. 303

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 ₹ **37,85,400.00 (Rupees Thirty-Seven Lakh Eighty-Five Thousand Four Hundred Only)**. As per Site Inspection **88%** 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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.05.28 17:09:54 +05'30'

[Signature]
Auth. Sign.



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

Nashik: 4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road,
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