

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.202, Second Floor, "Utkarsh Heights ", Survey No.793/1/2/3/A+B, Plot No.5+6, Near NMC Garden, Sadguru Nagar, Sadashiv Nagar Road, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 008, State – Maharashtra, Country – India belongs to **Shri.Rajendra Dharma Ushire**

Boundaries of the property.

Boundaries	Building	Flat
North	9.00 Meter Colony Road	Marginal Space
South	Plot No.11+12	Marginal Space
East	Survey No.791	Marginal Space
West	Plot No.7+8	Lobby & Staircase

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 **₹ 70,65,700.00 (Rupees Seventy Lakh Sixty-Five Thousand Seven Hundred Only)**. As per Site Inspection **85%** 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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.06.29 10:52:11 +05'30'

Auth. Sign.



Handwritten signature
28.6.2024

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