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Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/08/2024/010635/2307732
17/4-210-CCBS
Date: 17.08.2024

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 502, 5th Floor, Wing - C, "Shree Chintamani Aneex", Near Aher Hospital, Sambhaji Chowk, Dr.Nanasaheb Dharmadhikari Marg, Village - Nashik, Taluka - Nashik, District - Nashik, Nashik, 422003, State - Maharashtra, India belongs to **Shri.Ramhari Sanjay Bornare & Sau.Pratiksha Ramhari Bornare Alies Pratiksha Balasaheb Kate.**

Boundaries of the property

North : 30.00 Meter Wide DP Road
South : Open Space
East : Survey No.159/1/1 Part
West : 12.00 Meter Wide Colony Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 53,51,300.00 (Rupees Fifty Three Lakh Fifty One Thousand Three Hundred Only) After completion of construction works.** As per Site Inspection 56% 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 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: 2024.08.17 12:45:24 +05'30'

Auth. Sign.

Director



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Bank Of Baroda Empanelment No.: ZO :MZ:ADV:46:941

Signature of Manoj Chalikwar

Encl.: Valuation report

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