

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 603, 6<sup>th</sup> Floor, "Shivswami Height", Behind Hotel Peshwa, Hanuman Nagar, Plot No. 01, Mumbai - Agra Rd, Village - Nashik, Taluka - Nashik, District - Nashik, Nashik, Pin Code - 422 006, State - Maharashtra, India belongs to **Shri. Kunal Satish Aher & Shri. Satish Chabu Aher, Sau. Vaishali Satish Aher.**

Boundaries	:	Building	Flat
North	:	Road	Side Margin Space & Road
South	:	Row House & Road	Passage & Flat No. 606
East	:	Building	Duct, Lobby & Flat No. 604
West	:	Open Plot	Lobby, Lift & Flat No. 602

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 **₹ 23,76,000.00 (Rupees Twenty Three Lakh Seventy Six 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 report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Manoj Chalikwar**

Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.09.05 15:03:04 +05'30'

Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

State Bank of India Empanelment No.: NZO /CR/22-23/39

Encl.: Valuation report

*Received  
Jalud  
Abhijeet Alice*

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