

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 105, Stilt 1<sup>st</sup> Floor, Wing - B, "**Sai Ratan Residency Apartment**", Near Utsav Garden & Hall, Datta Mandir, Motwani Road, off Nashik - Pune Road, Village - Deolali, Taluka - Nashik, District - Nashik, Nashik, Pincode - 422 101, State - Maharashtra, India belongs to **Mr. Prashant Ramesh Vispute & Mrs. Megha Prashant Vispute.**

Boundaries	:	Building	Flat
North	:	Ustav Garden	Side Margin
South	:	Avdah Bungalow	Passage
East	:	9.00 Mtrs. Colony Road	Marginal Space & C Wing
West	:	Bycto Factory Road & Remaining Area	Entrance & Flat No. 106

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 **₹ 64,90,640.00 (Rupees Sixty Four Lakh Ninety Thousand Six Hundred Forty 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: 2024.09.16 17:15:50 +05'30'

Auth. Sign.



**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

Encl.: Valuation report

Received  
20/09/24

