

## VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 401, 4<sup>th</sup> Floor, Building No 2, Wing - B, "Kalpataru Baug Phase-2", Opposite Dynamic Health Club, Shivaji Nagar, off Deola - Nashik Road, Village - Ozar Township, Taluka - Niphad, District - Nashik, PIN Code – 422 206, State - Maharashtra, Country - India belongs to **Mr. Vijay Narayanrao Shrikhande**.

Boundaries	:	Building	Flat
North	:	Gat No.2659	Passage & Duct
South	:	Gat No.2657	Side Margin
East	:	12 Meter Road	Flat No. 406
West	:	Gat No.2656	Flat No. 401 Wing A

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 **₹ 25,99,000.00 (Rupees Twenty Five Lakh Ninety Nine Thousand Only) After completion of construction works**. As per Site Inspection 47% 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**

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: 2024.09.25 14:00:26 +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



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