

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 403, 4<sup>th</sup> Floor, "Aaradhya Lily", Near Ebenezer International School, Plot No. 62/1,62/2,63,64, Chandashi Road, Village - Chandashi, Taluka - Nashik, District - Nashik, 422003, State - Maharashtra, India belongs to **M/s.Shreyash Construction**. Name of Proposed Purchaser is **Mr.Balu Bandu Ghatol & Mr.Santosh Bandu Ghatol**.

Boundaries	:	Building	Flat
North	:	Plot No.313	Side Margin
South	:	Plot No.311	Flat No.404
East	:	Plot No.325 & 326	Side Margin
West	:	9.00 Mtr Colony Road	Lift , Lobby and Flat No.402

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 **₹ 28,77,600.00 (Rupees Twenty Eight Lakh Seventy Seven Thousand Six Hundred 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: 2024.10.03 17:33:43 +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

*Stucker*