

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 504, 5th Floor, "Shree Gandhish Park", Opp. to Dr AbdulKalam Pre School, Parab Nagar, Param Pujya Ravishankarji Marg, Village - Wadala, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 006, State - Maharashtra, India belongs to Mrs. Amruta Shardul Dixit.

Boundaries	:	Building	Flat
North	:	Adjacent Land Survey No. 84/ 2/ 4	Side Marginal Space
South	:	Adjacent Land Survey No. 84/ 2/ 6	Building Passage & Duct
East	:	Adjacent 18.00 Mtrs. Wide D.P. Road	Flat No. 505
West	:	Adjacent Land Survey No. 84 P & 7.50 Mtrs. Colony Road	Flat No. 503

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 ₹ 27,38,400.00 (Rupees Twenty Seven Lakh Thirty Eight Thousand Four Hundred Only) After completion of construction works. As per Site Inspection 71% 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: 2024.10.09 17:48:18 +05'30'

[Signature]
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

[Signature]
Received
Laxman Amrute

Encl.: Valuation report



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