

**VALUATION OPINION REPORT**

This is to certify that the under construction property bearing Residential Flat No. 503, 5<sup>th</sup> Floor, "Shivganga Avenue-D", Near Marigold Bungalow, Narhari Nagar, Pathardi Phata, Plot No. 17/18, Damodar Nagar, Village - Pathardi-1, Taluka - Nashik, District - Nashik, Nashik, 422010, State - Maharashtra, India belongs to **Shri. Akshay Rajaram Shelar & Shri. Sagar Rajaram Shelar.**

| Boundaries | : | Building | Flat                                       |
|------------|---|----------|--|
| North      | : | Bungalow | Building Staircase, Passage & Flat No. 502 |
| South      | : | Road     | Side Marginal Space                        |
| East       | : | Road     | Side Marginal Space & Colony Road          |
| West       | : | Building | Passage, Duct & Flat No. 504 & 505         |

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 **₹ 27,80,000.00 (Rupees Twenty Seven Lakh Eighty Thousand Only) After completion of construction works.** As per Site Inspection 86% 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.

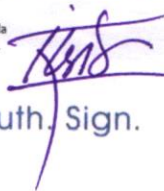
Hence certified

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: 2024.09.16 17:23:41 +05'30'



Auth. Sign.



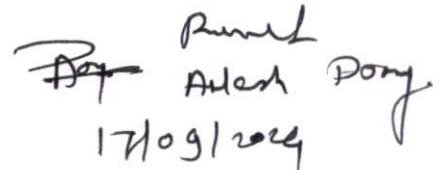
**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Bank Of Baroda Empanelment No.: ZO :MZ:ADV:46:941



17/09/2024

Encl.: Valuation report

