

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 501, 5th Floor, "ATHARVA HEIGHTS APARTMENT", Near Rau Hotel, Behind Prabhat Fertilizer, Plot No. 8, Peth Road, Village - Makhmalabad-2, Taluka - Nashik, District - Nashik, Nashik, 422003, State - Maharashtra, India belongs to **Shri. Ramesh Dattatraya Repe & Sau. Bhagyashree Ramesh Repe.**

Boundaries	:	Building	Flat
North	:	Row Houses	Marginal Saace
South	:	Row Houses	Marginal Saace
East	:	Road	Marginal Saace
West	:	Open Plot	Flat No. 502

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 **₹ 42,13,000.00 (Rupees Forty Two Lakh Thirteen Thousand 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,
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Date: 2024.10.25 15:29:37 +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
28/10/25

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