

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. D-902, 9th Floor, Wing - D, "**Vraj Landmark 1A**", Near Vibgyor School, Samarth Nagar, Plot No. 1A, Village - Nashik, Taluka - Nashik, District - Nashik, Nashik, Pincode - 422 004, State - Maharashtra, Country - India belongs to **Mr. Sachin Bhalerao Salunkhe**.

Boundaries	:	Building	Flat
North	:	Adj. APMC Plot No. 07	Staircase & Flat No. D-901
South	:	30.00 Mtrs. Road	Side Margin
East	:	Adj. Plot No. 1B	Side Margin
West	:	18.00 Mtrs. Road	Lobby & Flat No. D-903

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 **₹ 33,91,500.00 (Rupees Thirty Three Lakh Ninety One Thousand Five Hundred Only) After completion of construction works**. As per Site Inspection 81% 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: 2024.09.11 17:36:29 +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

Nashik: 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA
Email: nashik@vastukala.co.in | Tel : +91 253 4068262/98903 80564

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Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai** :400072, (M.S), India

+91 22 47495919

mumbai@vastukala.co.in

www.vastukala.co.in

Received
12/9/25

