

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. A-06, 1st Floor, Wing - A, "**Rameshwar Park Apartment**", Near Mahalaxmi Temple, Mahajan Nagar, Plot No. 81+82, Ambad Uttam Nagar Road, More Mala, Village - Ambad Khurd, Taluka - Nashik, District - Nashik, Nashik, 422010, State - Maharashtra, India belongs to **Shri. Mahendra Suresh Wagh & Sau. Rajashree Mahendra Wagh.**

| Boundaries | : | Building | Flat |
|------------|---|----------|---------------|
| North | : | Building | Open To Sky |
| South | : | Building | Flat No. A-07 |
| East | : | Building | Open To Sky |
| West | : | Road | Flat No. A-05 |

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 **₹ 23,50,038.00 (Rupees Twenty Three Lakh Fifty Thousand Thirty Eight 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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
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Date: 2024.11.30 17:12:42 +05'30'

Director

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

State Bank of India Empanelment No.: NZO /CR/22-23/39

Encl.: Valuation report

Manoj Chalikwar
30/11/2024