

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 13, 7th Floor, "Sairaj Gold Apartment", Behind Croma - Inox Signal, Near Karda Constructions Hari Smruti, Kalpataru Nagar, Plot No. 26 to 29/ 1, off Pujya Sri Sri Ravishankar Marg, Village - Wadala, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 006, State - Maharashtra, India belongs to **Shri. Pravin Dinkar Arote & Sau. Varsha Pravin Arote.**

Boundaries	:	Building	Flat
North	:	Road	Side Margin
South	:	Bungalow	Side Margin
East	:	Road	Side Margin
West	:	Building	Staircase & Flat No. 14

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 **₹ 45,86,710.00 (Rupees Forty Five Lakh Eighty Six Thousand Seven Hundred Ten Only).**

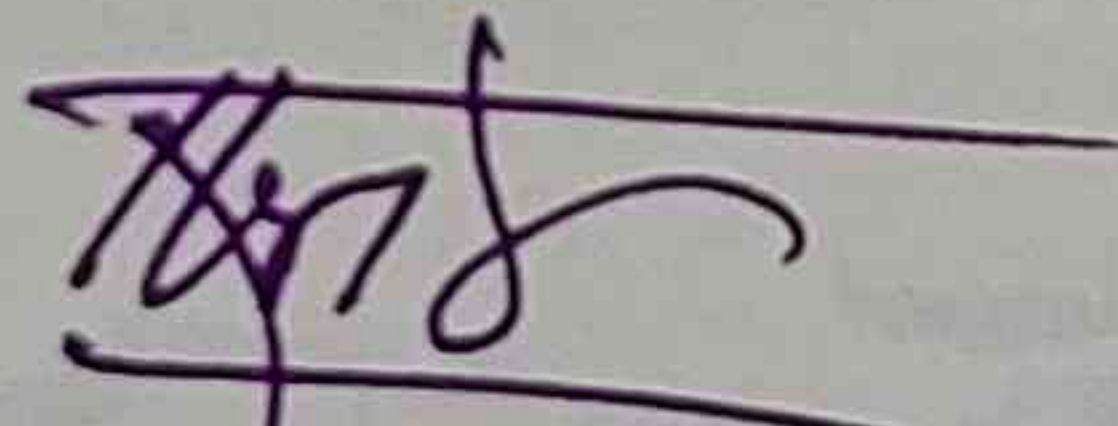
The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

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: 2024.12.20 16:04:34 +05'30'



Auth. Sign.

Director



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
21/12/2024