

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. C-401, 4<sup>th</sup> Floor, Wing - C, "Palm Town Apartment", Near Durga Mandir, Kamgar Nagar, Plot No. 17+18+19+20+21, Suyojit Garden Road, Village - Satpur, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 007, State - Maharashtra, Country - India belongs to **M/s. Vakartunda Properties**. Name of Proposed Purchaser is **Mr. Shubhankar Chaudhury & Aditi Vasta**.

Boundaries	:	Building	Flat
North	:	By S. No. 99	By Flat No. C- 404
South	:	By 9.00 Mtr. Road	By Flat No. B- 402
East	:	By Adjoining S. No. 100/ 3	By Side Margin
West	:	By Plot No. 12 to 16 in S.No. 100/ 1 +2K	By Flat No. C- 402

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 **₹ 65,70,900.00 (Rupees Sixty Five Lakh Seventy Thousand Nine Hundred 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

**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

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.12.28 18:00:30 +05'30'

Auth. Sign.

*Manoj Chalikwar*



*Received*

*30/12/2024*