

**VALUATION OPINION REPORT**

This is to certify that the property bearing Residential Flat No. 203, 2<sup>nd</sup> Floor, Wing - A, "Shubharambh Apartment", Near Sanklecha Apartment, Swami Samarth Nagar, Plot No. 4+5, Off Jatra - Nandur Road, Village - Adgaon, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 003, State - Maharashtra, Country - India belongs to **Mr. Kishan Bhila Chavan & Mrs. Shital Kisan Chavan.**

Boundaries	:	Building	Flat
North	:	9.00 Mtr Wide Road	Duct & Flat No. A-202
South	:	PLot No. 1, 2 & 3	Marginal Space
East	:	PLot No. 6, 7 & 8	B-Wing
West	:	18.00 D.P Wide Road	Staircase & Flat No. A-204

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 **₹ 27,38,400.00 (Rupees Twenty Seven Lakh Thirty Eight Thousand Four Hundred Only).**

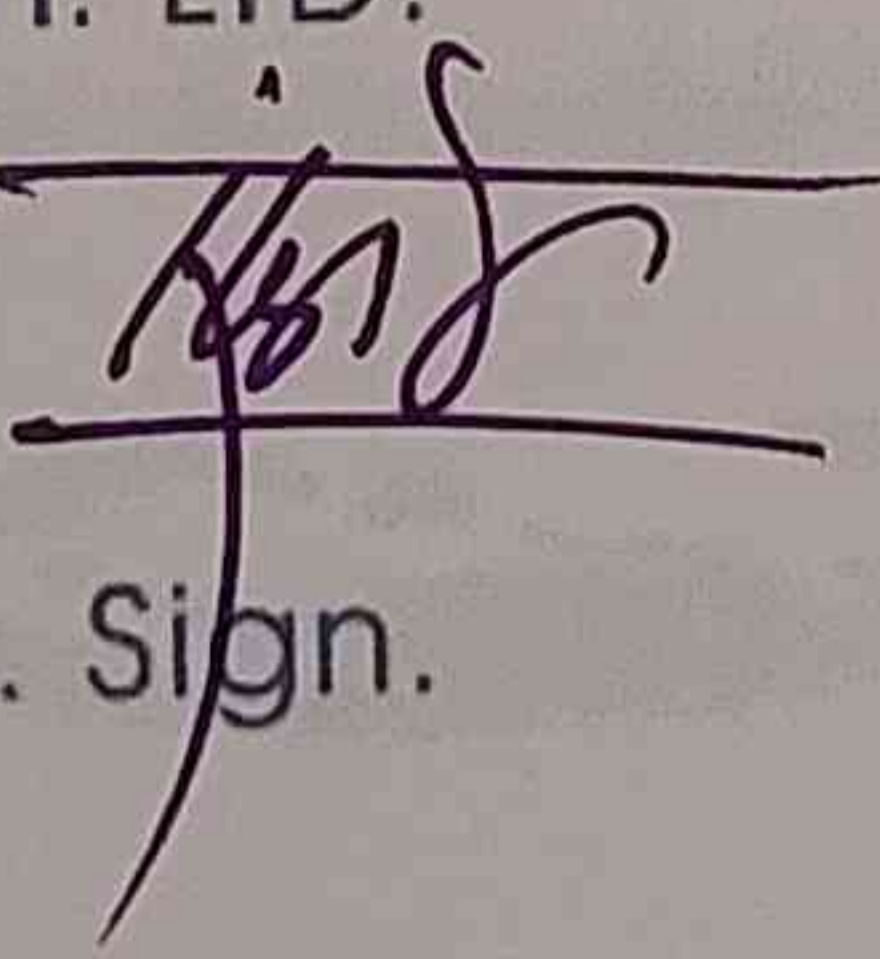
The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj  
Chalikwar**  
Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
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Date: 2025.01.04 10:17:04 +05'30'



Auth. Sign.



8-1-25  
Rachin  
ABIS

**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