

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 03, 3rd Floor, "Dream Heights A Wing", Near Tiny Whizz Pre-Primary School, Kalananagar, Vaiduwadi, Plot No. 89+90, off Shree Samarth Road, Village - Mhasrul, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 004, State - Maharashtra, India belongs to **Shri. Hiteshbhai Mansukhbhai Vipara & Sau. Binaben Hiteshbhai Virpara.**

Boundaries	:	Building	Flat
North	:	Adj. Open Space	Building Marginal space
South	:	Adj. Colony Road	Building Marginal space
East	:	Adj. Colony Road	Building Marginal space
West	:	Adj. S. No. 217	Lobby, Lift & Staircase

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 **₹ 93,04,000.00 (Rupees Ninety Three Lakh Four Thousand 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,
email=manoj@vastukala.org, c=IN
Date: 2025.01.06 18:03:25 +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

Revised
09/11/2024
Manoj Chalikwar

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

Our Pan India Presence at :

 Nanded
  Thane
  Ahmedabad
  Delhi NCR
 Mumbai
  Nashik
  Rajkot
  Raipur
 Aurangabad
  Pune
  Indore
  Jaipur

Regd. Office

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

+91 22 47495919

mumbai@vastukala.co.in

www.vastukala.co.in