

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. B-6, Stilt First Floor, Wing - B, "Kulswamini Heights", Near Water Tank, Plot No. 62+63+64, Datta Nagar, Village - Chunchale Shiwar, Gut No. 52+4A/2/1+2+4+5+6/A, Taluka - Nashik, District - Nashik, Nashik, 422010, State - Maharashtra, India belongs to **Mr. Ravindra Shivaji Saidane through Reliance Commercial Finance Ltd. (Presently Autham Investment & Infrastructure Ltd.)**. Name of Proposed Purchaser is **Mr. Laxman Gangurde**.

Boundaries	:	Building	Flat
North	:	Building	Side Marginal space
South	:	A Wing	Flat No. B-5 in B wing
East	:	Road	Staircase & Flat No. B- 3 in B wing
West	:	Open Plot	Side Marginal Space

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 **₹ 17,39,560.00 (Rupees Seventeen Lakh Thirty Nine Thousand Five Hundred Sixty 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: 2025.01.31 15:09:38 +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

*Gangurde*

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