

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. B-1002, 10th Floor, Wing - B, "Omkar Towers", Near Audumbar Lawns, Gayatri Nagar, off Meri - Rasbihari Link Rd, Plot No. 33+34+35+36, Village - Nashik, Taluka - Nashik, District - Nashik, Nashik, 422003, State - Maharashtra, India belongs to **Archana Sanjiv Sonawane Alies Mrs. Archana Anklesh Rajwade & Mr. Anklesh ANil Rajwade** .

Boundaries	:	Building	Flat
North	:	Adjacent 30.00 Mtr. Wide DP Road	Marginal Space
South	:	Adjacent plot No. 24 to 32	Flat No. B-1001
East	:	Adjacent 12.00 Mtr. Wide Road	Staircase
West	:	Adjacent Nala	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 **₹ 70,00,000.00 (Rupees Seventy Lakh 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,
email=manoj@vastukala.org, c=IN
Date: 2025.02.08 17:54:21 +05'30'

Director

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

