

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 602, 6th Floor, Wing - A, "Geeta Gokulam Apartment", Near Ramleela Mangal Karyalay & Lawns, Jatra - Nandur Link Road, Village - Adgaon, Taluka - Nashik, District - Nashik, Nashik, 422003, State - Maharashtra, India belongs to **Smt. Hiraben Mavjibhai Patel & 5 Others**. Name of Proposed Purchaser is **Mr. Santosh Dharamaraj Chavan & Mrs. Tejaswi Dharamaraj Chavan**.

Boundaries	:	Building	Flat
North	:	Open Plot & Building	By Flat No. B-602
South	:	Road	By Flat No. B-603 & Duct
East	:	Road	By Marginal Space
West	:	Radhakrushna Wedding lawns	By Flat No. B-601, Lift, Duct & Passage

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 **₹ 34,88,800.00 (Rupees Thirty Four Lakh Eighty Eight Thousand Eight Hundred Only)**.

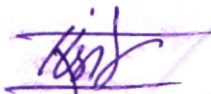
The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
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Date: 2025.02.07 16:31:10 +05'30'



Director

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

State Bank of India Empanelment No.: NZO /CR/22-23/39

Encl.: Valuation report

Received
Vishal Pujan
V. Pujan