

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 501, 5th Floor, "VIVANTA SQUARE", Near Guru Goving Singh School & College , Opp. Metro Zone, Indira Nagar Annex, Pathardi Phata, Village - Pathardi-1, Taluka - Nashik, District - Nashik, Nashik, 422009, State - Maharashtra, India belongs to **Mr. Chetan Chandrakat Phate.**

Boundaries of the property

North : Building
South : Road
East : Road
West : Building

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 **₹ 48,69,900.00 (Rupees Forty Eight Lakh Sixty Nine Thousand Nine Hundred Only) After completion of construction works.** As per Site Inspection 42% Construction Work is Completed.

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: 2025.03.03 11:20:28 +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



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