

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 101, First Floor, "Sai Enclave Apartment", Survey No. 231/16/2, Plot No.02, Near Meri Rasbihari Link Road, Ayodhya Nagar, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India belongs to **Shri. Ashokkumar Bhanjibhai Ladani**. Name of Proposed Purchaser: **Shri. Chaitanya Sanjay Bagul & Shila Ganpat Khairnar Alias Sau.Shila Sanjay Bagul**.

Boundaries of the property.

Boundaries	Building	Flat
North	Open Plot	Marginal Space
South	Open Plot	Marginal Space
East	Road	Lobby and Flat No.102
West	Building	Marginal Space

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at is **₹ 36,76,000.00 (Rupees Thirty Six Lakh Seventy Six 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 valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar
C.M.D.

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
email=cm@vastukala.org, c=IN,
Date: 2023.04.07 15:25:57

Auth. Sign



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

BOM Emp. No. AX33/CREMON/Valuer / Empanelment/2021-22

Encl: Valuation report.

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