



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 302, Third Floor, "Parshwa Residency", Survey No.51 / 5A / 5B / 5C +51 / 6 / 2 / 6 / 4, Plot No. 19, Behind Viraj Sweet, Jachak Nagar, Jai Bhavani Road, Nashik Road, Village - Deolali, Taluka & District - Nashik, PIN Code – 422 101, State – Maharashtra, Country – India belongs to **M/s. Siddhanam Developer**. Name of Proposed Purchaser: **Shri. Ritikesh Sanjay Bora & Jeet Sanjay Bora**.

Boundaries of the property.

Boundaries	Building	Flat
North	Open Plot, Building and Road	Marginal Space
South	Building	Marginal Space
East	Road	Marginal Space
West	Road	Staircase and Flat No.301

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 ₹ **32,75,900.00 (Rupees Thirty Two Lakh Seventy Five Thousand Nine Hundred Only)**. As per Site Inspection **81%** 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 valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar

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C.M.D.

Auth. Sign



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.

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