



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 3, 1st Floor, "Sai Rudra Heights Apartment", Gut No.22 / 2 / A, Plot No. 9, C.T.S. No.1085, Near Hanuman Mandir, Chunchale Phata Road, Ramkrishna Nagar, Sanjeev Nagar, Village – Chunchale, Taluka & District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India belongs M/s. **Balaji Builders & Developers**. Name of Proposed Purchaser: **Shri. Munshad Ajad Khan**.

Boundaries of the property:

Boundaries	Building	Flat
North	Road	Flat No. 2, Lobby & Staircase
South	Building	Marginal Space
East	Road	Flat No. 4
West	Open Plot	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 and valued for this particular purpose at ₹ 16,92,000.00 (Rupees **Seventeen Sixteen Lakh Ninety Two Thousand Only**). As per Site Inspection 91% 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

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org,
c=IN
Date: 2023.05.24 10:32:29 +05'30'

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.



Receiver

Kalpesh Tekwane
Kadaj

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