



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. A-23, 5th Floor, A - Wing, "Laxmi Avenue", Survey No. 437 / 3 / 2, Plot No. 3 / 4, Near Paradise Lawns, Ashwamegh Nagar, Hanuman Chowk, Makhmalabad Road, Village – Makhmalabad, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India belongs to **Shri. Sadanand Shivkumar Singh & Sau. Rinka Sadanand Singh.**

Boundaries of the property.

Boundaries	Building	Flat
North	Road	Marginal Space
South	Building	Flat No. 19
East	Road	Marginal Space
West	Building	Passage & Flat No. 22 A - Wing

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 **₹ 26,40,200.00 (Rupees Twenty Six Lakh Forty Thousand Two 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
Director

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: 2023.04.28 15:22:14 +05'30'

Auth. Sign.



Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
Encl: Valuation report.



28.4.23

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