



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 104, First Floor, B-Wing "AATREY AANGAN APARTMENT", Survey No. 203 / 2 / 1B / 1, Plot No. 1+2, Near Reshimbandh Banquet Hall, Kalaskar Nagar, Hirawadi Road, Village – Nashik, Taluka – Nashik, District - Nashik, PIN Code – 422 001, State – Maharashtra, Country – India belongs to **Mrs. Pratibha Bhagatsing Magar**.

Boundaries of the property.

Boundaries	Building	Flat
North	Road	Marginal Space & Road
South	Reshimbandh Banquet Hall	Lobby, Staircase & Flat No. B-103
East	Building C Wing	Flat No. B-101
West	Building A Wing & Road	Flat No. A-101

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 **₹ 38,77,500.00 (Rupees Thirty Eight Lakh Seventy Seven Thousand Five Hundred 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  
Director

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org, serial=1  
Date: 2023.05.13 16:20:00 +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.



16.5.23

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