

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 10, 2nd Floor, "Suyash Residency Apartment", Survey No. 7 / 3, Plot No. 1+ 2+ 3, Near Tejas Kale Dairy Farm, Ramkrishna Nagar, Village – Makhmalabad, Taluka – Nashik, District - Nashik, PIN Code – 422 004, State – Maharashtra, Country – India belongs to Name of Owner: **Shri. Bhalchandra Ziparu Patil**. Name of Proposed Purchaser: **Shri. Samadhan Subhash Sonawane**.

Boundaries of the property.

Boundaries	Building	Flat
North	Open Plot & Building	Marginal Space
South	Road & Building	Flat No. 9
East	Building	Lobby, Staircase & Flat No. 7
West	Road	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 ₹ **28,64,640.00 (Rupees Twenty Eight Lakh Sixty Four Thousand Six Hundred Forty 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

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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, Date: 2023.05.20 12:14:29 +0530

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 Yemant  
20/05/2023

**Nashik** : 4, 1<sup>st</sup> Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)  
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