



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 303, 3<sup>rd</sup> Floor, "Ammarah Heights", Survey No. 113 / 3 / 11 to 16 / 21 to 13, Plot No. 11, Opp. Ashoka Medicover Hospitals, Behind Wadala Gaon Water Tank, Wadala Road, Savata Mali Road, Village – Wadala, Taluka & District - Nashik, PIN Code – 422 501, State – Maharashtra, Country – India belongs **M/s. Aroma Infra**. Name of Proposed Purchaser: **Mr. Raza Firoz Shaikh & Smt. Ruksana Firoz Shaikh**.

Boundaries of the property:

Boundaries	Building	Flat
North	Jogging Track	Flat No. 302, Lobby & Staircase
South	Road	Marginal Space
East	Open Plot	Marginal Space
West	Open Plot	Flat No. 304

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 **₹ 20,22,300.00 (Rupees Twenty Lakh Twenty Two Thousand Three Hundred Only)**. As per Site Inspection 76% 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: 2023.05.24 17:30:24 +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.

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