



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 202, 2nd Floor, Wing – A-1, “Sai Sanskruti”, Gat No.57/3/1, Near Motiwala Collage, Dhurav Nagar, Gangapur Link Road, Satpur Colony, Village – Gangapur, Taluka & District – Nashik, PIN Code – 422 007, State – Maharashtra, Country – India belongs to **Shri. Mahesh Gorakhnath Vyavhare.**

Boundaries of the property.

Boundaries	As per Site	As per Document (Flat)
North	Road	Front Margin
South	Podium	Wing-A-1, Flat No.203 & Staircase
East	Wing-A2	Wing-A-2, Flat No.201
West	Road	Wing-A-1, Flat No.201 & Lobby

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 **₹ 26,50,000.00 (Rupees Twenty Six Lakh Fifty Thousand Only)**. As per site inspection 25% 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: 2023.05.30 14:53:51 +05'30'

Auth. Sign.



Sharadkumar B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
UBI Emp No. ROS: ADV: Valuer/033:008:2021-22

31/05/23

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