



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 4, 2nd Floor, "Nihar Apartment", Survey No. 533 / 2 / 1A / 11, CTS No. 215 / 23 + 24 + 25 / 14, Plot No. 25 / 2, Near Sarda Circle, Shingada Talav, Pune Road, Tilak Road, Ganjmal, Village - Nashik, Taluka & District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India belongs to **Shri. Pravin Mafatlal Jain**. Name of Proposed Purchaser: **Sau. Vaishnavi Rahul Raut**.

Boundaries of the property.

Boundaries	Building	Flat
North	Open Plot & Building	Marginal Space
South	Road	Flat No. 3
East	Open Plot	Marginal Space
West	Building	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 ₹ **43,40,250.00 (Rupees Forty Three Lakh Forty Thousand Two Hundred Fifty 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

Digitally signed by Sharadkumar B. Chalikwar
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o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org,
Date: 2023.06.02 16:07:45 +05'30'

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report.

Auth. Sign.



Handwritten note:
03/06/23
Smita Patane
9850392743



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