

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 03, 2nd Floor, "Bhagyashri Laxmi Apartment", Survey No. 158/1B/1/8, Plot No. 8, Near Sahyadri Motor Driving School, Lamkhade Mala, Tarwala / Meri Signal, Dindori Road, Village – Nashik, Taluka – Nashik, District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India belongs to **Shri. Vikas Dinkar Gangurde & Bebi Sukhdev Khare (Alias) Sau. Bebi Vikas Gangurde**. Name of Proposed Purchaser: **Sau. Aasha Manoj Shiral**.

Boundaries of the property.

Boundaries	Building	Flat
North	Open Plot	Flat No. 04
South	Building	Marginal Space
East	Building	Marginal Space
West	Road	Marginal Space & Road

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 **₹ 45,92,870.00 (Rupees Forty Five Lakh Ninety Two Thousand Eight Hundred Seventy 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  
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2023.06.13 11:15:47 +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.



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