

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 11, Third Floor, "Pratibha Co - Op. Housing Ltd", Survey No. 301/A/2+3+10+11/2+3, Plot No. B & C, Behind Hotel Sai Saya, Asher Estate Colony, Nehru Nagar, Nashik - Pune Road, Village - Deolali, Taluka & District - Nashik, PIN Code - 422 001, State - Maharashtra, Country - India to **Mr. Durgesh Ramesh Katare**.

### Boundaries of the property.

Boundaries	As per site (Building)	As per site (Flat)
North	Road	Duct & Marginal Space
South	Road	Marginal Space
East	Building & Road	Flat No. 305
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 **₹ 36,30,800.00 (Rupees Thirty Six Lakh Thirty Thousand Eight Hundred 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

Director

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

Digitally signed by Sharadkumar B. Chalikwar  
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Auth Sign.



Received  
03.07.2023

Sandesh sir

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