

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 603, 6<sup>th</sup> Floor, " Saidatta Tower-B", Survey No. 19/2/A/1/19, Plot No. 19 to 20, Near Saikrupa Hospital, Omkar Nagar, Mhasrul-Makhmalabad Link Road, Village – Makhmalabad, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India belongs to **Mr. Hitesh Samjibhai Patel & Mr. Mahendrabhai Maganbhai Patel**. Name of Proposed Purchaser **Mr. Nikhil Balasaheb Kshirsagar & Mrs. Shobha Balasaheb Kshirsagar**.

Boundaries of the property:

Boundaries	Building	Flat
North	Road	Flat No. 602
South	Building	Flat No. 604
East	Building	Marginal Space
West	Building	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 and valued for this particular purpose at **₹ 25,59,200.00 (Rupees Twenty Five Lakh Fifty Nine Thousand Two Hundred Only)**. As per Site Inspection **64%** 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**

Digitally signed by Sharadkumar B. Chalikwar  
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Date: 2023.07.19 17:12:41 +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.



**20/07/2023**

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