



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 05, Second Floor, "Viraj Residency Apartment", Survey No. 298/1, Plot No. 42 to 45/B, CTS No. 1456, Near Talent Seekers English Medium School & Water Tank, Damodar Nagar, Ekta Green Villa Road, Pathardi Phata, Village – Pathardi, Taluka & District - Nashik, PIN Code – 422 009, State – Maharashtra, Country – India belongs to **Shri. Ganesh Devendra Gaidhani**. Name of Proposed Purchaser: **Sau. Gayatri Prabhakar Desle**.

Boundaries of the property.

		As per Site	As per Site
North	:	Open Plot	Marginal Space
South	:	Building	Marginal Space
East	:	Road	Flat No. 04
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 and valued for this particular purpose at **₹ 21,02,910.00 (Rupees Twenty One Lakh Two Thousand Nine Hundred Ten 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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Date: 2023.07.20 15:17:06 +05'30'

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
PNB Empanelment No. ZO:SAMD:1138
Encl: Valuation report.

Auth. Sign.



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