

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 4, First Floor, "Raviraj Siddhi Apartment", Survey No.186/1A, Plot No.12, Behind Bob Bank, Abhang Nagar, Shree Dwaraka Nagari, Adgaon Naka, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India belongs to **Shri. Shaileshbhai Raghunathbhai Patel & Sau. Smita alias Smitaben Shaileshbhai Patel** Name of Proposed Purchaser: **Shri. Pramod Vijay Shinde & Sau. Vidya Pramod Shinde.**

Boundaries of the property.

Boundaries	Building	Flat
North	Building & Open Plot	Marginal Space & Plot No. 11
South	Open Plot	Marginal Space & Plot No. 13
East	Open Plot	Marginal Space & Plot No. 2 & 3
West	Road	Staircase and Flat No.2

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 **₹ 41,63,250.00 (Rupees Forty One Lakh Sixty Three 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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Hence certified

Director  
**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: 2023.07.21 12:11:14 +05'30'

Auth. Sign.



*(Handwritten signature)*  
21/7/23

**Sharadkumar B. Chalikwar**  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09  
Encl: Valuation report.

**Nashik** : 4, 1<sup>st</sup> Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)  
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