

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 204, Second Floor, Wing - C, "Ekdant Galaxy Apartment", Gut No. 25 / A / 1, Plot No. 1 to 4, City Survey No. 668, 669, 670 & 667, Near Mahadev Mandir, Kewal Park Road, Village - Chunchale, Nashik - 422 010, State - Maharashtra, Country - India belong to Name of Owner: **M/s Avenue Buildcon**. Name of Proposed Purchaser: **Shri. Rameshram Subhash Kanojya & Sau. Rina Ramesh Kanojya**.

Boundaries of the property:

	Building	Flat
North	Road	Lobby & Lift & Flat No. 201
South	Plot	Side Margin
East	Open Plot	Flat No. 203
West	Road	Side Margin

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 **₹ 13,96,500.00 (Rupees Thirteen Lakh Ninety Six Thousand Five 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**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report

Digitally signed by Sharadkumar B. Chalikwar  
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ou=CMD, email=cmd@vastukala.com, c=IN  
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Received  
21-08-2023

Deepak Pawar Sir

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