

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 09, Fifth Floor, "Sai Raj Residency", Revenue Survey No. 647 / 20, Plot No. 44, Final TP Plot No. 300, Behind Rajiv Gandhi Bhavan, Mankar Sadan Hostel, Racca Colony, Sharanpur Road, Jejurkar Wadi, Village – Nashik, Taluka – Nashik, District - Nashik, PIN Code – 422 005, State – Maharashtra, Country – India belongs to **Shri. Nikhil Dilip Patil & Sau. Saudamini Nikhil Patil (Alias) Saudamini Shashikant Patil.**

Boundaries of the property.

Boundaries	Building	Flat
North	Plot No. 46	Side Margin
South	Plot No. 42	Side Margin
East	Adj. Survey No. 646	Flat No. 10 & Common Lobby
West	30 Ft. Colony Road	30 Ft. Colony Road

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 ₹ 1,78,31,000.00 (Rupees One Crore Seventy Eight Lakh Thirty One Thousand Only). As per Site Inspection 71% 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

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For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar
Director

Digitally signed by Sharadkumar B. Chalikwar
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31/10/23

Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
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Encl: Valuation report.

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