



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 06, Third 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. Naresh Chandrakant Parakh**.

Boundaries of the property.

| Boundaries | Building | Flat |
|------------|---------------------|----------------------------|
| North | Plot No. 46 | Side Margin |
| South | Plot No. 42 | Side Margin |
| East | Adj. Survey No. 646 | Side Margin |
| West | 30 Ft. Colony Road | Flat No. 05 & Common 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 for this particular purpose at **₹ 1,77,65,000.00 (Rupees One Crore Seventy Seven Lakh Sixty Five 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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CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
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ou=admin,
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79b17a18b56532, postalCode=400066, st=Maharashtra,
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Date: 2023.09.28 14:45:48 +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.



Naresh Parakh
29/09

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