



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 201, Second Floor, "Marhaba Residency", Survey No.812/2/1/1 Plot No.1, Beside Nashik Vapi Transport, Pakhal Road, Village – Nashik, Taluka & District – Nashik, PIN Code – 422 011, State – Maharashtra, Country – India belongs to **Mrs. Farhanaz Sarfaraz Shaikh & Mr.Sarfaraj Yusuf Shaikh.**

Boundaries of the property.

Boundaries	Building	Flat
North	9.00 Meter Road	Marginal Space
South	Plot No.3	Flat No.202
East	Plot No.2	Marginal Space
West	18.00 Meter DP Road	Flat No.203

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 ₹ 38,12,400.00 (Rupees Thirty-Eight Lakh Twelve Thousand Four Hundred Only) As per Site Inspection 64% 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

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
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.10.10 16:57:05 +05'00'

Auth. Sign.



Received at
RADC
11/10/2023



Nashik : 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
E-mail : nashik@vastukala.org, Tel. : +91 253 4068262 / 9890380564

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- Regd. Office : B1-001, U/B Floor, Boomerang, Chandivalli Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
- TeleFax : +91 22 28371325/24
- mumbai@vastukala.org

