



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 204, Second Floor, " **Shree Ganesh Apartment** ", Survey No. 245/ 2/ 4/ 5/ 6, Plot No. 3+4+5, Near New Shanti Niketan Garden, Laxmi Nagar, Ayodhya Nagari, Amrutdham Chafuli, Off Mumbai - Agra National Highway, Village - Nashik, Taluka & District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India belongs to **Name of Owner: Shri. Anil Bhikaji Kolhe.**

Boundaries of the property.

Boundaries	As per Site	As per Document (Flat)
North	Row House	Side Margin & Flat No. 201
South	Road	Side Margin
East	Bungalow	Lobby, Lift & Flat No. 203
West	Building	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 for this particular purpose at ₹ 32,52,000.00 (Rupees Thirty-Two Lakh Fifty-Two Thousand Only). As per Site Inspection 34% 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
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
UBI Emp No. ROS: ADV: Valuer/033:008:2021-22

Digitally signed by Sharadkumar B. Chalikwar
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