

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 04, Second Floor," **Mayur Residency Apartment**", Survey No.188/1A/2+1B/2+1C/2/25, Plot No.25, Near Bappa Sitaram Mandir, Opp. Swami Narayan Mandir, Bappa Sitaram Marg, Mumbai - Agra National Highway, Adgaon Naka, Panchavati, Village - Nashik, Taluka & District - Nashik, PIN Code – 422003, State – Maharashtra, Country – India. belongs to **Mr.Navinkumar Ambalal Velani.**

Boundaries of the property.

Boundaries	Building	Flat
North	6.00 Meter Colony Road	Lift & Staircase
South	Plot No.29	Marginal Space
East	Plot No.24	Marginal Space
West	Plot No.26 & 28	Flat No.3

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 **₹ 55,65,710.00 (Rupees Fifty Five Lakh Sixty Five Thousand Seven Hundred Ten 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.**

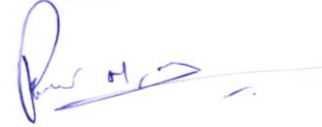
**Sharadkumar B. Chalikwar**  
Director

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: 2023.10.27 17:51:57 +05'30'

Auth. Sign.



**Sharadkumar B. Chalikwar**  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09  
Encl: Valuation report.



**Nashik** : 4, 1<sup>st</sup> Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)  
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