



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.304, Third Floor," **Shri Vishwas Park**", Survey No.204/2/18, Plot No.18, Behind Champions Turf, Dr.Nanasaheb Dharmadhikari Marg, Shivkrupa Nagar Village - Nashik, Taluka & District - Nashik, PIN Code – 422003, State – Maharashtra, Country – India. belongs to **Shri.Nilesh Bhagvan Gaikwad. & Sau.Jayashree Nilesh Gaikwad**

Boundaries of the property.

Boundaries	Building	Flat
North	Plot No.17 & 9.00 Meter Colony Road	Flat No.303
South	Part of Survey No.204	Marginal Space
East	Part of Survey No.204	Marginal Space
West	Part of Survey No.204	Flat No.305 & Passage

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 ₹ **26,40,600.00 (Rupees Twenty-Six Lakh Forty Thousand Six Hundred 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

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.

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Date: 2023.11.02 11:47:23 +05'30'

Auth. Sign.



Handwritten signature and date: 2/11



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