

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.3, First Floor," Vishal Apartment", Survey No.10/12/6/1, Plot No.3/1, Beside Kute Driving School, Ambad-Trimurti Chowk Link Road, Abhiyanta Nagar, Village -Kamathwade, Taluka & District - Nashik, PIN Code - 422 008, State - Maharashtra, Country - India. belongs to **Shri.Deepak Baburao Tidke**. Name of Proposed Purchaser: **Shri. Ashok Vitthalrao Deokar & Sau.Sunita Ashok Devkar**.

Boundaries of the property.

| Boundaries | Building | Flat |
|------------|------------------|-------------|
| North | Building | Flat No.6 |
| South | Building | Side Margin |
| East | Road | Flat No.4 |
| West | Open Plot & Road | 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 ₹ 21,73,920.00 (Rupees Twenty-One Lakh Seventy-Three Thousand Nine Hundred Twenty 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: 2023.11.09 16:27:19 +05'30'

Auth. Sign.



Received
Abhinav P. Aggarwal

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



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

Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur

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