



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 403, A - wing, Fourth Floor, "Avadh Enclave Apartment", Survey No. 25/ 2 to 6A, Plot No. 63 to 65+67+68+69/ 1 to 11, Behind Saraswati Vidyalaya & NMC Water Tank, Siddhtek Nagar, ITI Ambad Road, Village – Kamatwade, Taluka & District - Nashik, PIN Code – 422 009, State – Maharashtra, Country – India belongs to **Name of Proposed Purchaser : Mr. Jitendra Ramesh Khairnar & Mrs. Ranjana Ramesh Khairnar. Name of Owner: M/s. Chupon Buildcon.**

Boundaries of the property.

Boundaries	Building	Flat
North	By 63/64/65/67 to 69/12 to 23	By Side Margin
South	By 9.00 Mtrs. Colony Road	By Flat No. A - 401 & Staircase
East	By 9.00 Mtrs. Colony Road	By Flat No. B - 402
West	By Plot No.66	By Flat No. A - 402

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 **₹ 34,23,600.00 (Rupees Thirty-Four Lakh Twenty-Three 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
Chalikwar

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=cmd@vastukala.org, c=IN
Date: 2023.11.09 17:30:43 +05'30'

Director

Auth. Sign.

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



Recd
16.11.23



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