



## VALUATION OPINION REPORT

This is to certify that the property Amalgamated Residential Flat No. 310 + 311, Third Floor, "Shivalik Sky Park", Survey No. 6/ 1/ 6/ 2/ A, Plot No.1+2+3+4+ 5, CTS. No. 8185/1 to 8185/5, Near Parksyde Business Avenue, Pandav Nagari, Pathardi Road, Village – Pathardi, Taluka & District - Nashik, PIN Code – 422 009, State – Maharashtra, Country – India. belongs to Name of Owner: **Ayush Saxena.**

Boundaries of the property:

Boundaries	Building (As per Site)	Flat (as per Plan)
North	Building	Marginal Space
South	Open Plot	Passage & Flat No. 308+309
East	Road	Staircase & Flat No. 301
West	Road	Staircase Office No. 23

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 and valued for this particular purpose at ₹ 41,09,400.00 (Rupees Forty-One Lakh Nine Thousand Four Hundred Only). As per Site Inspection 82% 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  
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 Chalikwar  
DN: cn=Sharadkumar Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=Mumbai, email=cmd@vastukala.org,  
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Date: 2023.11.24 17:46:04 +05'30'

Auth. Sign.



*(Handwritten signature)*

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