



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.02, First Floor, "Samarth Heights Apartment", Survey No.449/1/4/2/3/5/6, Plot No.10 & 11, Near Jayshankar Circle, Anusaya Nagar, Tapovan Takli Link Road, Village - Nashik, Taluka & District - Nashik, PIN Code - 422 011, State - Maharashtra, Country - India belongs to Shri.Pankaj Gunwanti Chawda. & Sarojben Gunwanti Chawda Name of Proposed Purchaser: Shri.Abhijit Hari Pardeshi & Sau.Sheetal Abhijit Pardeshi

Boundaries of the property.

Boundaries	Building	Flat
North	18 Meter DP Road	Marginal Space
South	Open Space	Flat No.1
East	Survey No.450	Duct & Flat No.3
West	30 Meter DP Road	Marginal Space

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 ₹ 54,90,000.00 (Rupees Fifty-Four Lakh Ninety Thousand 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

Digitally signed by Sharadkumar B. Chalikwar
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ou=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org,
Date: 2023.12.01 16:59:01 +05'30'

Auth. Sign.

Director

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



Sarav Ganikwar
2-12-2023
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