



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 07, Third Floor, "Saidham Apartment", Survey No. 24/ B-2, Plot No. 33, Behind Bhonsala Playground, Near Rishabh Instruments Limited, Vanvihar Colony, Pariat Nagar, Mahatma Nagar Water Tank Road, Village - Anandwalli, Taluka & District - Nashik - 422 007, State - Maharashtra, Country - India belongs to Name of Owner: **Shri. Hardik Shankarlal Patel.**

Boundaries of the property.

| Boundaries | Boundaries as per Building | Boundaries as per Flat |
|------------|----------------------------|------------------------|
| North      | Road                       | Staircase & Lift       |
| South      | Building                   | Marginal Space         |
| East       | Building                   | Marginal Space         |
| West       | Building                   | 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 and valued for **SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002** purpose at ₹ 44,49,250.00 (Rupees Forty-Four Lakh Forty-Nine Thousand Two Hundred Fifty 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

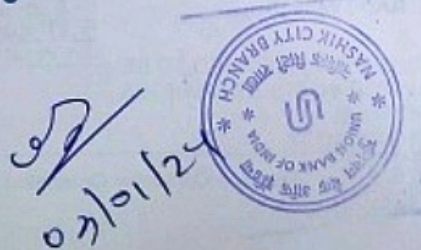
Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.com,  
Date: 2023.12.30 16:35:11 +05'30'

Auth. Sign.



**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09  
UBI Emp No.  
ROS:ADV:Valuer/033:008:2021-22



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