



## VALUATION OPINION REPORT

This is to certify that the property Residential Flat No.804, Eight Floor, C- Wing, "Keshav", Samraat Vrindavan Apartment, Survey No. 188/ 1A + 188/ 1B/ 1 + 188/ 1C/ 1, Near Hotel Palms Residency, Opp. Swami Narayan Mandir, Bappa Sitaram Marg, Mumbai - Agra National Highway, Adgaon Naka, Panchavati, Village - Nashik, Taluka & District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India belongs to **Smt.Nilam Sharad Kasar**.

### Boundaries of the property:

	Building (as per Site)	Flat (as per Site)
North	Part of Survey No.188/1-A(P)	Staircase / Flat No.803 of C-Wing
South	Mumbai Agra Road & Survey No.188/1 ( Part )	Flat No.803 of B-Wing
East	Part of Survey No.188/2A/1	Drive Way / Garden
West	Part of Survey No.186 & Part of Survey No.186/2/1 & Part of Survey No.187	Open Duct / Flat No.801 of C-Wing

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 specifications ₹ 61,89,440.00 (Rupees Sixty-One Lakh Eighty-Nine Thousand Four Hundred Forty 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

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2021-22/85/13

Encl: Valuation report.

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: 2024.01.13 17:21:52 +05'30'

Auth. Sign.



Abhijeet Alarse

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