

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. A-14, Third Floor, "Veera Pride Apartment", Survey No.59/3/2+59/3/3, Final Plot No.57+58+59, Near Rambo School, Dhruv Nagar, Satpur Colony, Village – Gangapur, Taluka & District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India. belongs to Name of Owner: **Smt. Jyoti Laxmikant Satanekar**. Name of Proposed Purchaser: **Shri. Gajanan Rajebhau Dhande**

Boundaries of
the property:

Boundaries	Plot No.57	Plot No.58	Plot No.59	Flat
North	Plot No.56	Plot No.57	Plot No.58	Flat No. B-13
South	Plot No.58	Plot No.59	9.00 Meter Colony Road	Flat No. A-13
East	6.00 Meter Colony Road	6.00 Meter Colony Road	6.00 Meter Colony Road	Staircase & Flat No. A-11
West	Plot No.52	Plot No.51	Plot No.50	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 for this particular purpose at ₹ 20,25,000.00 (Rupees Twenty Lakh Twenty-Five 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
Director

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: 2024.01.24 19:19:27 +05'30'

Auth. Sign.

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



Gajanan Rajebhau Dhande
30/01/2024



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