

**VALUATION OPINION REPORT**

This is to certify that the property bearing Residential Flat No. 304, Third Floor, " Om Sai Residency ", Survey No. 342/ 2, Plot No. 25+26, Near Morya Empire Apartment, Mungsare - Chandshi Road, Village – Jalalpur, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India. belongs to **Name of Proposed Purchaser: Shri. Subhash Ambadas Bagul & Sau. Surekha Subhash Bagul. Name of Owner: Sau. Vaishali Naresh Deore.**

Boundaries of the property.

		As per Site	As per Site
North	:	Open Plot	Staircase
South	:	Open Plot	Open to Sky
East	:	Road	Flat No. 303
West	:	Open Plot	Open to Sky

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 **₹ 31,72,500.00 (Rupees Thirty-One Lakh Seventy-Two Thousand Five Hundred 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  
Chalikwar**

**Director**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09  
PNB Empanelment No. ZO:SAMD:1138  
Encl: Valuation report.

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=cmd@vastukala.org, c=IN  
Date: 2024.04.24 17:39:37 +05'30'

Auth. Sign.



*Deore*  
25-4-24  
9552490579  
*Latika Kumbhane*

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