

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 102, 1<sup>st</sup> Floor, "Shree Gitarjun", Survey No. 428/2/4, Plot No. 4/5 at Village – Makhamalabad, Near Roongta Shopping Center, Taluka & District – Nashik - 422 003, State – Maharashtra, Country – India belongs to **Mr. Mahendra Nivarutti Pingale, Pranali Mahendra Pingale & Smt. Shobha Mahendra Pingale.**

Boundaries of the property:

Boundaries	Building	Flat
North	Nisarg Residency & Open Plot	Lift and Flat No. 103
South	Sadhana Building / Suman Apartment	Marginal Space
East	Open Plot & Road	Flat No. 101
West	Roongta Shopping Center	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 **₹ 33,92,000.00 (Rupees Thirty Three Lakh Ninety One Thousand Only)**. As per Site Inspection 70% Construction Work is Completed

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.**

**Manoj  
Chalikwar**

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Encl. Valuation Report

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
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Auth. Sign.



*Manoj Chalikwar*  
*Received*  
*2nd May 2024*

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