

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 404, 4th Floor, Wing - A, "Shreeji Aaradhana", Near St. George Orthodox Syrian Church, Pandav Nagari, Indira Nagar, Wadala - Pathardi Road, Plot No. 47+48+49, Village - Wadala, Taluka - Nashik, Nashik, 422 009, State - Maharashtra, India belongs to **Shri. Prashant Ashok Jain & Sau. Shashikala Ashok Jain.**

Boundaries	:	Building	Flat
North	:	Road	Flat No. 403
South	:	Bungalow	Marginal Space
East	:	Open Plot	B-Wing Building
West	:	Road	Flat No. 401

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 29,46,900.00 (Rupees Twenty Nine Lakh Forty Six Thousand Nine 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 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: 2024.08.22 17:37:20 +05'30

Auth. Sign.



Sharadkumar Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. [N]C.C.I.T/I -14/52/2008-09
Bank Of Maharashtra Empanelment No.: AX-8/NZ/Panal Valuer/2022-23

Prashant Ashok Jain

Encl.: Valuation report