

**VALUATION OPINION REPORT**

This is to certify that the under construction property bearing Residential Flat No. 1204, 12<sup>th</sup> Floor, Building No 1, "Rachit Kalpavriksha Apartment", Behind Chhan Hotel, Opp. To Narayani Hospital, Deepali Nagar, Plot No. 7+8, Mumbai - Agra Road, Village - Nashik, Taluka - Nashik, District - Nashik, Nashik, Pin Code - 422 009, State - Maharashtra, Country - India belongs to **Mr. Sachin Jagannath Mahajani & Mrs. Anagha Sachin Mahajani**.

Boundaries	:	Building	Flat
North	:	S. No. 806/ 2A Part	By Common Passage & Flat No. 1203
South	:	15.00 M. Wide Road	By Side Margin
East	:	Plot No.06	By Common Staircase
West	:	Plot No.08	By Common Passage & Flat No. 1202

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 **₹ 62,23,400.00 (Rupees Sixty Two Lakh Twenty Three Thousand Four Hundred Only) After completion of construction works**. As per Site Inspection 91% 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 report.

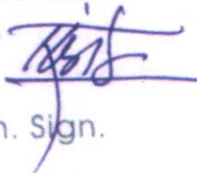
Hence certified

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: 2024.09.11 18:10:53 +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



Encl.: Valuation report