

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 304, 3<sup>rd</sup> Floor, Wing - B, "Shubham Apartment", Behind Shiv Mallhar Mandir, Plot No. 45 to 48, Canal Road, Hirawadi,, Village - Nashik, Taluka - Nashik, District - Nashik, Nashik, 422003, State - Maharashtra, India belongs to **Sau. Gauri Amar Sonawane & Shri. Amar Suresh Sonawane.**

Boundaries	:	Building	Flat
North	:	Row Houses	Flat No. 301 Wing-A
South	:	Road	Staircase
East	:	Building	Side Margin
West	:	Road	Flat No. 303 Wing-B

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 **₹ 25,93,500.00 (Rupees Twenty Five Lakh Ninety Three 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 report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Sharadkumar  
Chalikwar**

Director

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=cmd@vastukala.org, c=IN  
Date: 2024.10.17 15:36:54 +05'30'

Auth. Sign.



**Sharadkumar Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

Union Bank of India Empanelment No.: RO/CR/30129/ 2020-21

Encl.: Valuation report

