

## VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 3, 1<sup>st</sup> Floor, "Shri Ram Residency", Behind Reliance Petrol Pump, Shivaji Nagar, Plot No. 16+17, Deola - Nashik Road, Village - Ozar, Gut No. 2440 to 2443, Taluka - Niphad, District - Nashik, Nashik, 422 007, State - Maharashtra, India belongs to **Mr. Anand Marotrao Ambhore.**

Boundaries	:	Building	Flat
North	:	Open Plot	Flat No. 4, Duct & Passage
South	:	Road	Building Side Margin
East	:	Road	Flat No. 2
West	:	Open Plot	Building Side Margin

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 **₹ 23,50,600.00 (Rupees Twenty Three Lakh Fifty Thousand Six Hundred Only) After completion of construction works.** As per Site Inspection 86% 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**  
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: 2024.12.05 17:56:10 +05'30'

**Chalikwar**  
Director

Auth. Sign.



**Sharadkumar Chalikwar**  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. [N]C.C.I./I -14/52/2008-09  
Union Bank of India Empanelment No.: RO/CR/30129/ 2020-21



*Resubmit*  
7-12-24

Encl.: Valuation report

**Nashik:** 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA  
Email: nashik@vastukala.co.in | Tel : +91 253 4068262/98903 80564

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**Regd. Office**

B1-001, U/B Floor, BOOMERANG, Chandivai Farm Road, Powai, Andheri East, Mumbai :400072, (M.S), India

+91 22 47495919

mumbai@vastukala.co.in

www.vastukala.co.in

