

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 404, 4th Floor, "Shri Sarswati Apartment Co - Op. Housing Society Ltd. Nashik", Near Baby Steps Preschool, Rajiv Nagar, Plot No. 11+12, off Rane Nagar - Indira Nagar Link Road, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 009, State - Maharashtra, Country - India belongs to **Shri. Alex Vincent Dsouza & Sau. Perpetual Alex Dsouza.**

Boundaries	:	Building	Flat
North	:	The rest of the area in the income of the same & the road beyond it	Sahaj Residency
South	:	Plot No. 10	Staircase & Flat No. 403
East	:	Colony Road	Flat No. 401
West	:	Adjacent Survey No. 882	Marginal Space & Adjacent Survey No. 882

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 **₹ 23,18,400.00 (Rupees Twenty Three Lakh Eighteen Thousand Four Hundred Only) After completion of construction works.** As per Site Inspection 15% 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: 2025.01.03 12:20:24 +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

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

Our Pan India Presence at :


Nanded Thane Ahmedabad Delhi NCR
Mumbai Nashik Rajkot Raipur
Aurangabad Pune Indore Jaipur

Regd. Office

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

+91 22 47495919

mumbai@vastukala.co.in

www.vastukala.co.in