

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 302 & 302 -A, 3rd Floor, "Elica Plaza", Next to Podar International School, Buddha Vihar, Plot No. 2 to 5/ 6, off Ekta Green Villa Road, Village - Pathardi, PIN Code - 422 010, State - Maharashtra, India belongs to **M/s. P. K Associates Partnership**. Name of Proposed Purchaser is **Sau. Varsha Pradip Kapadne & Aditya Pradip Kapadne**.

Boundaries	:	Building	Flat
North	:	Plot No. 2 to 5/ 5	Staircase, Passage & Flat No. 301 A
South	:	18.00 M. Wide Colony Road	Open & 18.00 M. Wide Colony Road
East	:	9.00 M. Wide Colony Road	Open & 9.00 M. Wide Colony Road
West	:	Open Space	Open

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 **₹ 36,51,700.00 (Rupees Thirty Six Lakh Fifty One Thousand Seven Hundred Only)**.

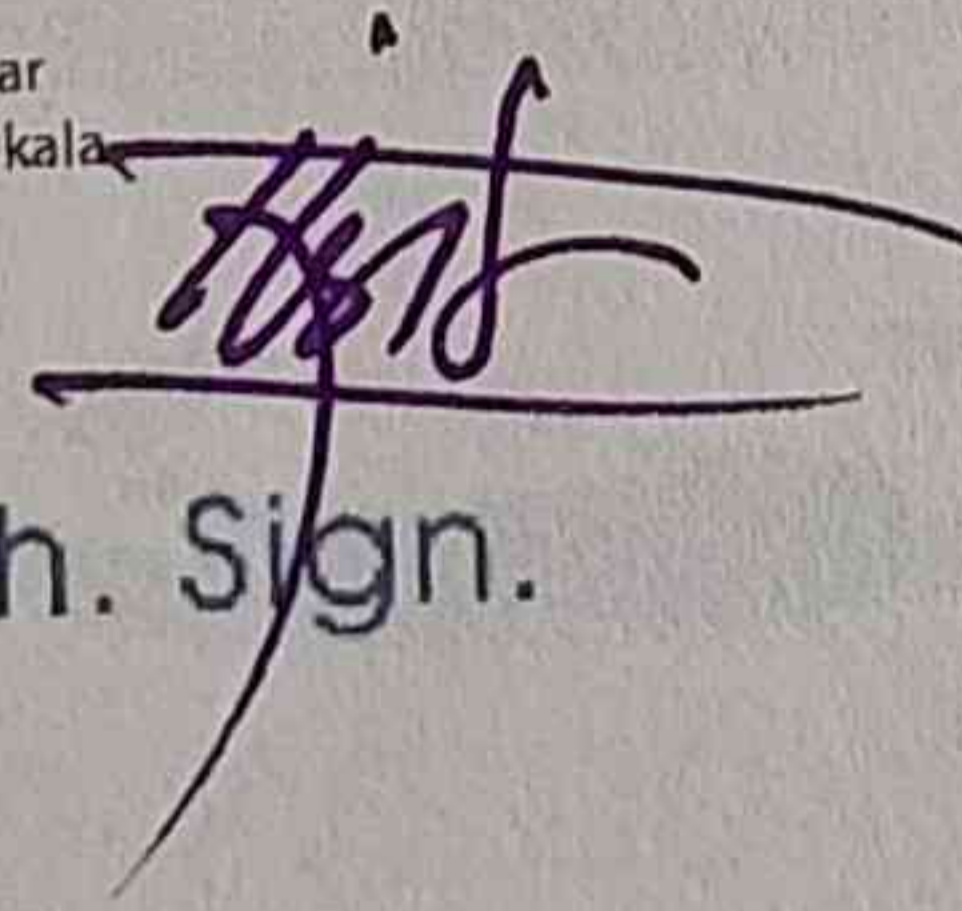
The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

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: 2025.01.25 17:25:58 +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



27/01/25