



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 401, Fourth Floor, C-Wing, "Sahajanand Park Phase-2", Survey No.148/7, Near Jain Mandir, Rathi Chawl, Seva Kunj, Panchavati, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India belongs to **M/s. Shree Harikrushna Developers** Name of Proposed Purchaser: **Shri. Mayur Sunil Nirbhavane & Sau. Sonal Mayur Nirbhavane.**

Boundaries of the property.

Boundaries	Building	Flat
North	Houses	Staircase
South	Building	Marginal Space
East	Houses	Marginal Space
West	Road	Flat No. 402

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 30,17,700.00 (Rupees Thirty Lakh Seventeen Thousand Seven Hundred Only)**. As per Site Inspection **96%** 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 valuation 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: 2023.08.02 15:54:44 +05'30'

Auth Sign.



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report.



Received  
04/08/23  
Alli

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