



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House No. 3, Ground Floor, "Shivjyoti Row Houses", Survey No.198/A, Plot No. 97, Behind Jagadguru Narendracharyaji Udyan, Jaswant Nagar, Shramik Nagar, Village - Pimpalgaon Bahula, Taluka & District - Nashik, PIN Code – 422 006, State – Maharashtra, Country – India belongs to **Shri. Avdesh Baburam Yadav**. Name of Proposed Purchaser:**Shri.Sambhaji Balaso Patil**.

Boundaries of the property.

Boundaries	Plot	Row House
North	Plot	Plot No. 95
South	Plot	Row House No. 2
East	Road	Road
West	Plot	Plot No. 96

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 ₹ **22,49,610.00 (Rupees Twenty Two Lakh Forty Nine Thousand Six Hundred Ten 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 valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

C.M.D.

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: 2023.04.15 09:07:42 +05'30'

Auth. Sign



15.4.23

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.

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