



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row Bungalow No. 2, Ground + First Floor, "Shree Gurukrupa Row Bungalows", Survey No. 122/2, Plot No. 4/B, Near Sant Tukaram Maharaj Jogging Track, Shivaji Nagar, Satpur Colony, Village – Gangapur, Taluka – Nashik, District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India belongs to **M/s. Shri Swami Samarth Builders and Developers**. Name of Proposed Purchaser: **Shri. Sunilkumar Ishwardev Pandit & Sau. Kumkum Sunil Pandit**.

Boundaries of the property.

Boundaries	As per Plot	Row Bungalow
North	Plot	Row Bungalow No.3 on Plot No.4/C
South	Plot	Row Bungalow No.1 on Plot No.4/A
East	Road	09 Mt. Wide Colony Road
West	Plot	Marginal Space and Part of Survey No.122

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 **₹ 42,39,000.00 (Rupees Forty Two Lakh Thirty Nine Thousand 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

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For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar
B. Chalikwar**

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.

Digitally signed by Sharadkumar B. Chalikwar
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27/4/23



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