



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House No. 09, Ground + 1 upper floor, "Umapark Row Houses", Survey No. 229/ 1, Near Tulja Bhavani Mandir, Krishna Nagar, Ambad MIDC Link Road, Village – Ambad Khurd, Taluka – Nashik, District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India belongs to **Shri. Amol Bhika Bhavsar & Shri. Mahesh Bhika Bhavsar.**

Boundaries of the property.

Boundaries	Building	Row House
North	Adj. Plot	Row House No. 08
South	Adj. Plot	Row House No. 10
East	Side Margin / Open Space & Colony Road	Side Margin & Colony Road
West	Colony Road	Side Margin

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 **₹ 41,28,960.00 (Rupees Forty One Lakh Twenty Eight Thousand Nine Hundred Sixty 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**

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: 2023.06.08 15:52:24 +05'30'

**Director**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.

Auth. Sign.



*Signature: Sagar Shinde - D/14/6/23*

**Nashik** : 4, 1<sup>st</sup> Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)  
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