



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row Bungalow No. 1, Ground + First Floor, Gat No. 350/2, Plot No. 17, Behind Shivkrupa Sweet, Konark Nagar, Mumbai Agra National Highway, Village – Adgaon, Taluka – Nashik, District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India belongs to **Shri. Vilas Nimba Chincholikar**. Name of Proposed Purchaser: **Shri. Anil Bhusaheb Salve**.

Boundaries of the property.

Boundaries	Building	Row Bungalow
North	Open Plot	Marginal Space
South	Open Plot	Row Bungalow No.2
East	Open Plot	Marginal Space
West	Road	Marginal Space

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 is ₹ 41,10,600.00 (Rupees Forty One Lakh Ten Thousand Six 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 valuation report.

Hence certified

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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o=Vastukala Consultants (I) Pvt. Ltd.,
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Auth. Sign.



Sarjan Guikwad
30/06/2023



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