



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House No. 7, Ground Floor, "Elite Riaan Ankit Row Houses Apartment", Survey No. 185 Part, Plot No. 196/197, Near Water Tank, Shramik Nagar, Village - Pimpalgaon Bahula, Taluka & District - Nashik, PIN Code - 422 007, State - Maharashtra, Country - India belongs to **Shri. Kailash Talaram Chawla & Shri. Gulab Parmanand Panjwani. Name of Proposed Purchaser: Shri. Ravindra Eknath Mali.**

Boundaries of the property:

Boundaries	Plot	Row House
North	Plot	Marginal Space
South	Road	Road
East	Plot	Row House No. 08
West	Plot	Row House No. 06

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 and valued for Fair Market Value purpose at **₹ 24,54,115.00 (Rupees Twenty Four Lakh Fifty Four Thousand One Hundred Fifteen Only)**. As per Site Inspection 75% 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

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For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar B.
Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
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o=Vastukala Consultants (I) Pvt. Ltd.,
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Date: 2023.07.15 09:32:45 +05'30'

Auth. Sign.



Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.

Received
Shri. Ravindra Eknath Mali

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