



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row Bungalow No. 2, Ground + First Floor, " **New Sai Samruddhi Row Bungalows**", Survey No. 925/3/2 (Old 1157), Plot No. 17, Behind Sai Hotel, Deshmukh Nagar, At - Sinnar, Taluka- Sinnar, District - Nashik, PIN Code – 422 113, State – Maharashtra, Country – India belongs to **Mrs. Sunanda Balu Sonawane & Mrs. Suman Keshav Dholi**. Name of Proposed Purchaser: **Shri. Sudhir Barku Bhadane**.

Boundaries of the property.

| Boundaries | Plot | Row Bungalow |
|------------|-----------|-------------------|
| North | Open Plot | Row Bungalow No.1 |
| South | Open Plot | Row Bungalow No.2 |
| East | Open Plot | Open Plot |
| West | Road | Road |

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 ₹ **36,16,000.00 (Rupees Thirty Six Lakh Sixteen 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

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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22/07/2023

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