



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row Bungalow on Plot No. 57/ 1, Ground + First Floor, " **Champaranya Row Bungalow** ", Survey No. 06, Behind Shanti Nagar Bus Stop, Near Shree Ekdant Ganesh Garden, Ramkrishna Nagar, Village – Makhmalabad - 2, Taluka & District - Nashik, PIN Code – 422 004, State – Maharashtra, Country – India. belongs to **Name of Proposed Purchaser: Shri. Rupesh Arun Badhan. Name of Owner: M/s. Shreemangal Buildcon.**

Boundaries of the property.

Boundaries	Row Bungalow
North	9.00 M Colony Road
South	Plot No. 33
East	Survey No.6/ Plot No. 57/ 2
West	Plot No. 56

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 **₹ 46,60,800.00 (Rupees Forty-Six Lakh Sixty Thousand Eight 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
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN
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for
11/10/23

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