



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House No.3, Ground + First Floor, **Gaurihar Row Houses "Ambika Nagar Co.Op.Hsg.Society.Ltd.Nashik "**, Survey No.52/4/1, Plot No.166, Behind Anand Vatika, Abedkar Nagar, Village – Chunchale, Taluka – Nashik, District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India belongs to **Ambika Nagar Co.Op.Hsg.Society.Ltd. Nashik Through Member Shri.Pradeep Jagannath Ikhankar.** Name of Proposed Purchaser: **Ambika Nagar Co.Op.Hsg.Society.Ltd.Nashik Through Member Shri.Badalsing Loharsing Kalani & Shri.Ratansing Badalsing Kalani.**

Boundaries of the property.

Boundaries	As per Plan	Row House
North	Plot No.167	Row House No.4 on Plot No.167
South	Plot No.165	Row House No.2 on Plot No.165
East	Colony Road	Colony Road
West	Plot No.154 & 155	Plot No.154 & 155

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 **₹ 30,48,000.00 (Rupees Thirty Lakh Forty-Eight 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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Auth. Sign.



SARAP GAIKWAD
23/10/2023

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