

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row Bungalow No. 05 on Plot No. 9 + 10/ 5, Gat No. 296/1, "Swaroop Classic", Konark Nagar, Near Anukul Bungalow, Village – Adgaon, Taluka & District – Nashik, PIN Code – 422 003, State – Maharashtra, Country – India belongs to **Shri. Vishwanath Nimba Rathod & Smt. Manisha Vishwanath Rathod.**

Boundaries of the property:

Boundaries	As per Plot	As per Row Bungalow
North	Bungalow	Row House No. 6
South	Open Plot	Row House No. 4
East	Road	Road
West	Open Plot	Open Plot

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 ₹ 43,29,400.00 (Rupees Forty Three Lakh Twenty Nine Thousand Four Hundred Only). As per Site Inspection 64% 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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar

B. Chalikwar

Director

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
Date: 2023.10.28 11:35:11 +05'30'

Auth. Sign.



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2021-22/85/13

Encl: Valuation report.

Recd. 31/11/23



Nashik : 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
E-mail : nashik@vastukala.org, Tel. : +91 253 4068262 / 9890380564

Our Pan India Presence at :

- Mumbai
- Thane
- Delhi NCR
- Aurangabad
- Nanded
- Nashik
- Pune
- Indore
- Ahmedabad
- Rajkot
- Raipur
- Jaipur

Regd. Office : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org