



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House No.A-2, Ground Floor "Pandurangkrupa Row Houses A-Wing", Survey No.117/B/1, Plot No.B-76 + B-77, Near Siddhivinayak Hospital, Ashwin Nagar, Street No.10, Bhor Township, Village - Chunchale, Taluka & District - Nashik, PIN Code - 422 007, State - Maharashtra, Country - India. belongs to **Shri.Manoj Sarjerao Thorat. & Sau.Mangla Manoj Thorat** Name of Proposed Purchaser: **Shri.Prashant Bhima Walunje**

Boundaries of the property.

Boundaries	Row House	Plot
North	Row House No. A-3	Row House No. B-76
South	Row House No. A-1	Row House No. B-78
East	Colony Road	7.50-Meter-Wide Colony Road
West	Plot No. B-72 & B-73	Plot No. B-72 & B-73

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 ₹ 14,91,000.00 (Rupees Fourteen Lakh Ninety-One 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

DN: cn=Sharadkumar B. Chalikwar,

o=Vastukala Consultants (I) Pvt. Ltd.

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Date: 2023.11.23 16:56:46 +05'30'

Auth. Sign.



*And
Reviewed*

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