

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House No. 1, Ground + 2 upper Floor, "Shree Shyam Row Houses", Survey No. 381 / 1B / 2 / 3 / 4 / 1, Plot No. 44+45+46/05, Near Nilkantheshwar Mahadev Mandir, Village – Makhmalabad, Taluka & District - Nashik, PIN Code – 422 004, State – Maharashtra, Country – India belongs to Name of Owner: **Shri. Nirav Hareshbhai Vamja** Name of Client / Proposed Purchaser: **Shri. Sagar Suresh Pawar & Smt. Punam Sagar Pawar.**

Boundaries of the property.

Boundaries	As per Plot	As per Row House
North	Row House	Row House No. 5/2
South	Road	Road
East	Road	Road & Open Space
West	Row House	Row House No. 04

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 **₹ 42,16,800.00 (Rupees Forty Two Lakh Sixteen Thousand Eight Hundred Only)**. As per Site Inspection, 79% 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.**

**MANOJ BABURAO
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admin,
2.5.4.20=9822b6c4fad35dc03e0c139e26865913490c724334e232
115279b17a18b54652, postalCode=400069, st=Maharashtra,
serialNumber=41a56a566ab8cc9f96b2a55a8fccc3f031985013
94e287e29a327b623bfc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.12.20 17:54:31 +05'30'

Auth. Sign.



Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Reg. No. IBBI/RV/07/2018/10366

BOB Empanelment No.: ZO:MZ:ADV:46:941

Encl: Valuation report



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