



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House No.3,Ground + First Floor, Gat No.2003,Plot No.85+86,Near Sai Baba Mandir, Sai Dham , At - Ozar Mig , Taluka- Niphad & District - Nashik,PIN Code – 422 206, State – Maharashtra, Country – India. belongs to **Shri.Wagish Kumar Ramchandra Mishra** . Name of Proposed Purchaser: **Shri.Dnyaneshwar Pundlik Dokmane & Sau.Pratibha Dnyaneshwar Dokmane**

Boundaries of the property.

Boundaries	Row House / Plot
North	Row House No.2
South	Row House No.4
East	Plot No.101 & 102
West	Side Marginal Space & 7.5-Meter-wide Colony Road

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 ₹ **28,41,000.00 (Rupees Twenty-Eight Lakh Forty-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
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