

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Cum Commercial Row Bungalow on Plot No.13/3, Ground + First + Second Floor, " Sai Sanskruti ", Survey No.124/1, Behind Mangalmai Gents Parlour, Dhruv Nagar, Satpur Colony, Sant Narhari Maharaj Road, Village - Gangapur, Taluka & District - Nashik, PIN Code - 422 007, State - Maharashtra, Country - India belongs to **Shri.Nandlal Ramdhari Yadav & Shri.Rahul Kumar Nandlal Yadav**

Boundaries of the property.

| Boundaries | Plot | Row Bungalow |
|------------|------------------------|--------------------------------------|
| North | 9.00 Meter Colony Road | Side Margin & 9.00 Meter Colony Road |
| South | Survey No.124/2 | Side Margin & Survey No.124/2 |
| East | Plot No.12 | Side Margin |
| West | Plot No.13/2 | Row Bungalow on Plot No.13/2 |

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 **₹52,92,000.00 (Rupees Fifty-Two Lakh Ninety-Two Thousand Only)** As per Site Inspection 71% 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

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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