

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House No. 05, Ground + First + Second Floor, " **Shri Vallabh Row Houses** ", Survey No. 527+528+529+530, Plot No.11+12/1 to 6, Near Kids Kingdom Pre School, Sagar Village, Mumbai - Agra National Highway, Jatra Hotel, Village – Adgaon, Taluka & District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India. belongs **Name of Proposed Purchaser: Sau. Bebi Kailash Khatke. Name of Owner: Shri. Gyandev Digambar Patil & Sau. Meenakshi Bharat Patil.**

Boundaries of the property.

Boundaries	Row House
North	Row House No. 04
South	Row House No. 06
East	Plot No. 06
West	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 **52,63,800.00 (Rupees Fifty-Two Lakh Sixty-Three Thousand Eight Hundred 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.**

**Manoj
Chalikwar**
Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
SBI Empanelment No.: SME/TCC/2021-22/86/3
Encl: Valuation report.

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai
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Date: 2024.03.07 10:41:04 +05'30'

Auth. Sign.



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