



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Duplex Row Bungalow No. 06, Ground + First Floor, " **Shri Ganeshyash - Shakti - B** ", Survey No. 65/ 2/ B, Plot No. 43/ A+B/ 6, Behind Motiwala Medical College, Dhruv Nagar, Gangapur - Satpur Link Road, Village - Gangapur , Taluka & District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India belongs to **Name of Owner: Shri. Usman Ahamad Sayyad & Sau. Hajra Usman Sayyad.**

Boundaries of the property.

Boundaries	Plot	Row Bungalow
North	Plot No. 43/ A/ B/ 5	Duplex Row Bungalow No. 05
South	Plot No. 42	Side Margin
East	Plot No. 44	Side Margin
West	Colony Road	Side Margin & 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 ` **34,99,200.00 (Rupees Thirty-Four Lakh Ninety-Nine Thousand Two Hundred 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
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 Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=cmd@vastukala.org, c=IN
Date: 2024.03.15 17:33:35 +05'30'

Auth. Sign.



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