

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House on Plot No. 26/2, Ground + First Floor, "Padmavati Row House", Survey No. 84/2, Plot No. 26/2 to 26/6, Near Rukhmini Lawns, Chondeshwari Nagar, Village – Nandur Dasak, Taluka & District - Nashik, PIN Code – 422 101, State - Maharashtra, Country - India belongs **Shri. Prashant Shamrao Thakur & Sau. Kajal Prashant Thakur**. Name of Proposed Purchaser: **Shri. Ganesh Arun Gargate & Shri. Dinesh Arun Gargate**.

Boundaries of the property.

	Plot	Row House
North	Part of Plot No.26	Plot No.26/1
South	Plot No.25	Plot No.26/3
East	Part of Survey No.84/2	Part of Survey No.84/2
West	9.00 Meter Colony Road	9.00 Meter 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 **₹ 35,50,500.00 (Rupees Thirty Five Lakh Fifty Thousand Five 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
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Auth. Sign.




*Received
Sagar Laxkar*