

**VALUATION OPINION REPORT**

This is to certify that the property bearing Residential Row House No.2, Ground + First Floor, Gat No.2651, Plot No.24, Near Chaure Mala , At - Ojhar ( Mig ) , Taluka – Niphad , District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India. belongs to **Shri.Kush Harikishor Yadav & Sau.Lalzari Harikishor Yadav**.Name of Proposed Purchaser: **Shri.Uttam Motiram Waghmare & Sau.Chaya Uttam Waghmare**

Boundaries of the property.

Boundaries	Row House
North	9.00 Meter Colony Road
South	Plot No.23
East	Gat No.2650
West	Row House No.1

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 **₹ 30,66,000.00 (Rupees Thirty Lakh Sixty-Six 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

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2024.05.18 16:04:38 +05'30'

Auth. Sign.



*Signature*

**Sharadkumar B. Chalikwar**  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09  
Encl: Valuation report.