

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Bungalow on Plot No. 1/2/1, " **Kshiti Villas**" Ground + First Floor, Gat No.2411/4/2, Behind Diyan Universal School, Panchavati Nagar, Village – Ozar, Taluka - Niphad, District - Nashik, PIN Code - 422 302, State - Maharashtra, Country - India. belongs to Name of Owner: **M/s.Kshiti Group**. Name of Proposed Purchaser: **Kumari.Ratnabai Bapurao Avhade & Sau.Ratnabai Suresh More (after Marriage)**

Boundaries of the property.

| | Plot/ Row Bungalow |
|-------|-------------------------------------|
| North | Gat No.2411/4/2 of Plot No.(1+20)/2 |
| South | Gat No.2411/4/2 of Plot No.03 |
| East | 12.00 Meter Colony Road |
| West | Gat No.2411/4/2 of Plot No.14 |

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 ₹ **36,96,000.00 (Rupees Thirty-Six Lakh Ninety-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.**

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.06.25 13:48:34 +05'30'

Auth. Sign.



Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1663
SBI Empanelment No.: SME/TCC/2021-22/86/3
Encl: Valuation report.

Received
Abhijeet Ahire
25/06/2024