

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land Bearing **Gat No. 25/ 1/ 2**, Near Sarabjeet Punjabi Dhaba, Opp. Ambe Bahula, Mumbai Agra National Highway, At- Rajur Bahula, Taluka – Nashik, District – Nashik, PIN – 422 001, State – Maharashtra, Country – India belongs to **Mr. Mayur Prakash Alai**.

Boundaries of the property:

	Land
North	Gat No. 24 & Road
South	Gat No.25/ 2/ Part
East	Gat no. 25/ 1/ 1 Part
West	Gat no. 25/ 1/ 2 Part

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 and for this particular purpose at specifications is ₹ 5,03,57,224 /- (**Rupees Five Crore Three Lakh Fifty-Seven Thousand Two Hundred Twenty-Four Only**).

The valuation of the property is based on the documents produced by the concerned. Legal aspects have not been taken into consideration 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

Encl: Valuation report.

Digitally signed by Manoj Chalikwar
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