

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row Bungalow No. 02, Ground Floor + First Floor + Second Floor, " **Gajanan Row Bungalows** ", Survey No. 197/ 1 To 10P/ 198/ 199/ 1/ 200P/ 201, Plot No. 408+409, Near Kidzee Pre School, Nisarg Nagar, Meri - Rasbihari Link Road, Village – Mhasrul, Taluka & District - Nashik, PIN Code – 422 004, State – Maharashtra, Country – India. belongs to **Name of Owner: Sau. Mangala Hemraj Patil & Shri. Hitesh Hemraj Patil.**

Boundaries of the property.

Boundaries	Plot No. 408+409	Row Bungalow
North	Plot No. 410	Row House/ Row Bungalow No. 3
South	Plot No. 407	Row House/ Row Bungalow No. 1
East	Road	Road
West	Plot No. 422 & 423	Plot No. 423 & 422

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 **₹ 45,96,000.00 (Rupees Forty-Five 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.**

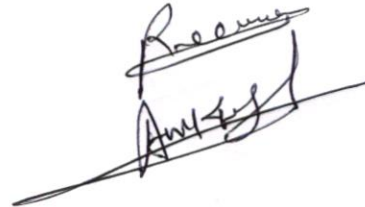
Sharadkumar B. Chalikwar
Director

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: 2024.09.16 15:42:28 +05'30'

Auth. Sign.



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



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