

## 1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Proposed **Bungalow on Plot No.7A**, Stilt + First + Second + Terrace Floor, Survey No.874/3/7/Plot/7/A, Opposite Shree Gajanan Maharaj Temple, Siddhivinayak, Society Road, Village- Nashik, Taluka – Nashik, District – Nashik, Pin Code – 422 009, State - Maharashtra, Country – India belongs **Shri.Dilip Sakharam Wagh**.

Boundaries of the property.

North : 12.00-Meter-Wide Road  
South : Plot No.8  
East : 7.50-Meter-Wide Road  
West : Plot No.7B

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 Fair Market Value for this particular purpose **₹ 1,17,31,110.00 (Rupees One Crore Seventeen Lakh Thirty-One Thousand One Hundred Ten Only)**. As per Site Inspection **10% Construction Work is Completed**

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**

Digitally signed by Sharadkumar B. Chalikwar  
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Auth. Sign.

**Director**

**Sharadkumar B. Chalikwar**

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

