

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row Bungalow on Plot No. 70, Ground Floor + First Floor, " **Kalanagar Row Bungalow** ", Survey No. 126/ 3/ 2 Part, Opp. to Sushil Nagari Co-Op Housing Society, Asha Nagar, Village – Mhasrul, Taluka - Nashik & District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India. belongs to **Name of Proposed Purchaser: Shri. Yogesh Sanjay Salunke & Sau. Sangita Sanjay Salunke. Name of Owner: Shri. Karan Rajendra Bhamre.**

Boundaries of the property.

Boundaries	Plot No. 70
North	Plot No. 69
South	Plot No. 71
East	9.00 M. Colony Road
West	Plot No. 53

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 **₹ 44,29,600.00 (Rupees Forty-Four Lakh Twenty-Nine Thousand Six Hundred 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: 2024.09.30 16:16:46 +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.



Received
01/10/2024

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