

## 1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Proposed Bungalow on **Plot No.14**, Basement + Ground + First Floor, Survey No.153/1/2, Behind Orient Guest House and Marriage Lawns, Lam Road, Village- Sansari, Taluka – Nashik, District – Nashik, Pin Code – 422 401, State - Maharashtra, Country – India belongs **Mr.Narendrasing Ajitsing Patil**.

Boundaries of the property.

North : Survey No.52  
South : Plot No.15  
East : 7.00 -Meter-Wide Road  
West : Plot No.28

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 **₹ 1,27,65,540.00 (Rupees One Crore Twenty-Seven Lakh Sixty-Five Thousand Five Hundred Forty Only)**. As per Site Inspection Construction **Work Yet Not Started on Site**.

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  
Chalikwar**

**Director**

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

Digitally signed by Sharadkumar Chalikwar  
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Auth. Sign.

