

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential East Side Land and Proposed Bungalow on **Plot No.12**, Ground + First + Second + Third Floor, Survey No.516/1, Near Ganesh Mandir, Balwant Nagar, Village-Satpur, Taluka – Nashik, District – Nashik, Pin Code – 422 007, State - Maharashtra, Country – India belongs **Shri.Balkrushna Tukaram Sonawane & Shri.Kushal Balkrushna Sonawane & Shri.Sandip Balkrushna Sonawane & Shri.Harish Balkrushna Sonawane**

Boundaries of the property.

North : Colony Road
South : Plot No.11
East : D.P Road
West : West Side Part of Plot No.12 Owner is Shri.Gopal Somanth Agnihotri

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 **₹ 1,86,34,659.00 (Rupees One Crore Eighty-Six Lakh Thirty-Four Thousand Six Hundred Fifty-Nine 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 B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
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Auth. Sign.

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



Laxman Adhikari