

## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/09/2024/ 011702 / 2308570 09/10-110-CCBS

Date: 09.10.2024

## 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 D.P Road

East 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.

## PER VASTOKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar Chalikwar DN: Ch-Sharadkumar B. Chalikwar, Brahalikwar

Digitally signed by Sharadkumar B.

ou=CMD, email=cmd@vastukala\_cmth. Sign.
c=IN
Date: 2024.10.09 16:17:30 -0530

Sharadkumar B. Chalikwar

Govt. Reg. Valuer Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report

Nashik: 4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Regd. Office Adgaon, Nashik-422003 (M.S.), INDIA Email: nashik@vastukala..co.inl Tel: +91 253 4068262/98903 80564

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