

**Vastukala Consultants (I) Pvt. Ltd.**

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Vastu/Nashik/10/2024/011920/2308718  
19/15-258-RYBS  
Date: 19.10.2024

**VALUATION OPINION REPORT**

This is to certify that the property bearing Residential Row House No. 01, Ground Floor + First Floor + Second Floor, " **Vaibhav Tirth Row Houses** ", Survey No. 45/7+(P), Plot No. 45+46, Behind APMC Market Yard, Samarth Nagar, off Peth Road, Village – Makhmalabad, Taluka & District - Nashik, PIN Code – 422 004, State – Maharashtra, Country – India. belongs to **Name of Owner: Shri. Rahul Chandrakant Javare & Swati Hemchandra Khairnar (Alias), Sau. Swati Rahul Javare.**

Boundaries of the property.

Boundaries	Plot No. 45+46	Row House No. 01
North	Adj. S. No. 45 Part	Adj. S. No. 45 Part
South	Plot No. 47 Part	Row House No. 2
East	Plot No. 44 & 43 Part	Plot No. 44 & 43 Part
West	Road	Colony Road

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 **₹ 66,05,100.00 (Rupees Sixty-Six Lakh Five Thousand One 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

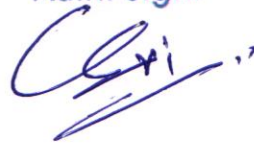
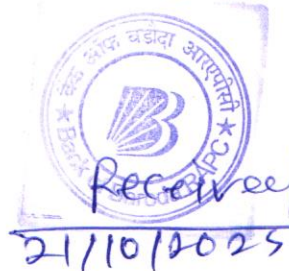
**For VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Sharadkumar B. Chalikwar**  
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: 2024.10.19 18:04:25 +05'30'

**Director**

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

Auth. Sign.

**Nashik:** 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA  
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