

VALUATION OPINION REPORT

This is to certify that the property bearing Residential **Row House No. 38/2**, Ground Floor + First Floor, "**Matoshree Row Houses**", Survey No.311/1A/312/3/13, Plot No. 38, C.T.S No.1339, Near Hotel Swaranjali, Balaji Nagar, Damodar Nagar Road, Pathardi Phata, **Village- Pathardi**, Taluka & District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India belongs to **Shri. Pramod Jagannath Sonar & Sau. Sharada Pramod Sonar.**

Boundaries of the property.

Boundaries	Row House
North	Row House No.39/1
South	Row House No.38/1
East	Side Margin
West	Side Margin

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 **₹ 44,30,000.00 (Rupees Forty Four Lakh Thirty Thousand 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
Chalikwar**

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai, email=cmd@vastukala.org,
c=IN
Date: 2024.12.06 13:54:23 +05'30'

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

