Vastu/Nashik/12/2024/013077/2309598
14/3-296 -CCRJ
Date: 14.12.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House No.3, Ground + First Floor , " **Sai Deep Row House** "Survey No.7/1A/1/7/1A/2, Plot No.18, Behind Gajanan Park , Makhmalalbad Link Road, Village – Makhmalabad , Taluka & District - Nashik, PIN Code – 422 004, State – Maharashtra, Country – India. belongs to **Shri.Hitesh Mansukhbhai Virpara** . Name of Proposed Purchaser: **Shri.Vijay Dayaram Jadhav & Shri.Dayaram Gopal Jadhav & Sau.Sarita Dayaram Jadhav.**

Boundaries of the p

Boundaries	Plot	Row House
North	Plot No.24 & 25	Plot No.24 & 25
South	Colony Road	Colony Road
East	Plot No.19	Plot No.19
West	Plot No.17	Row House No.2

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 **₹ 61,98,500.00 (Rupees Sixty-One Lakh Ninety-Eight Thousand Five 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: 2024.12.14 15:26:47 +05'30'

VASTUKALA CONSULTANTS (I) PVT. LTD. Valuers & Appraisers Architects & Interior Designers Chartered Engineers (I) TEV Consultants Leader's Engineer U74120 MH2010 PTC207869

Director

Auth. Sign.

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

Received
12/12/24
Bank of Baroda RAPC