

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House No. 01, Ground Floor + First Floor + Second Floor, " **Shivaay Residency (Type C)** " Survey No. 347/ 1, Plot No. 52 to 56/ 12, Near Chamar Leni, Dhakne Nagar, Peth Road, Village – Makhamalabad, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India. belongs to Name of Owner: **Shri. Rameshwar Rustum Pawar & Sau. Anita Rameshwar Pawar.**

Boundaries of the property.

Boundaries	Plot No. 52 to 56/ 12	Row House No. 01
North	Adj. Plot No. 45	Adj. Plot No. 45
South	Adj. Road	Adj. Road
East	Adj. Hissa No. 02	Row Houses No. 02 on Same Plot
West	Adj. Plot No. 52 to 56/ 11	Adj. Plot No. 52 to 56/ 11

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 **₹ 51,36,000.00 (Rupees Fifty-One Lakh Thirty-Six 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,
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Date: 2024.12.20 12:27:00 +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.

