

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row Bungalow No. 04, Ground + First Floor, " **Chaitana Vatika** ", Survey No. 570/ 2+3, Plot No. 2+3, Behind Lokmanya Multispecialty Hospital, Near MET BKC Hostel, Dhattrak Phata, Sagar Village, off Mumbai Agra Road, Village – Adgaon, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India. belongs to **Name of Proposed Purchaser : Komal Sanjay Deore. Name of Owner : Shri. Rahul Ravindra Markande & Sau. Savita Ravindra Markande.**

Boundaries of the property.

Boundaries	Plot No. 2+3	Row Bungalow No. 04
North	Plot No. 04	Wall of Row House No. 4 & 5
South	Plot No. 01	Wall of Row House No. 4 & 3
East	Gat No. 570 Part	Open Plot
West	9.00 Mtr. Wide Colony Road	9.00 Mtr. Wide 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 **₹ 55,94,400.00 (Rupees Fifty Five Lakh Ninety Four Thousand Four 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 Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=C.M.D.,
email=cmd@vastukala.org, c=IN
Date: 2025.01.10 16:23:56 +05'30'

Auth/ Sign.

Handwritten signature and date: 13/01/25

