

**VALUATION OPINION REPORT**

This is to certify that the property bearing Residential Row Bungalow No. 10, Ground Floor + First Floor, " **Sai Row Bungalow** ", Survey No. 98/ D, Plot No. 13/ 14/ 15/ 16/ 10, Near Sant Tukaram Maharaj Jogging Track, Shivaji Nagar, Gangapur - Satpur Link Road, Village - Gangapur, Taluka & District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India. belongs **Shri. Bhagwat Sahdev Khirade & Lata Sahadev Khirade.**

Boundaries of the property.

Boundaries	Plot No. 13/ 14/ 15/ 16/ 10
North	Plot No. 17
South	Plot No. 13/ 14/ 15/ 16/ 9 (Row Bungalow No. 9)
East	Colony Road
West	S. No. 107

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 ` **35,91,000.00 (Rupees Thirty Five Lakh Ninety One Thousand Only)** As per Site Inspection **90%** Construction Work is Completed

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: 2025.01.16 17:58:27 +05'30'

Auth. Sign.



**Director**

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


