

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row Bungalow No. 01, Ground Floor + 2 upper Floor, E – 1 Type, "Shree Ganesh Sankul - 3", Gat No. 611 / 3 / 56, Plot No. 40 to 49, 50, 50A, 51, 51A, 52 to 61, Behind MHADA Building, Off Mhasrul Adgaon Road, Village – Adgaon, Taluka & District - Nashik, PIN Code – 422 207, State – Maharashtra, Country – India belongs to Name of Proposed Purchaser: **Shri. Dyaneshwar Narayanrao Kamble & Smt. Manda Dnyaneshwar Kamble**. Name of Owner: **Shri. Vijay Hiralal Bhavsar**.

Boundaries of the property.

Boundaries	As per Plot No.	As per Row Bungalow
North	9.00 Mtr. Wide Colony Road	Row Bungalow no. 02 & remaining portion of Plot No. 56
South	7.50 Mtr. Wide Colony Road	Plot No. 55 & Shree Ganesh Sankul – 2 Row Bungalow
East	7.50 Mtr. Wide Colony Road	Adjacent Plot No. 45
West	7.50 Mtr. Wide Colony Road	7.50 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 ₹ 52,86,260.00 (Rupees Fifty Two Lakh Eighty Six Thousand Two Hundred Sixty 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

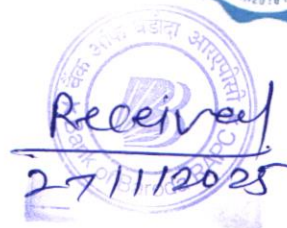
Chartered Engineer (India)

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

Encl: Valuation report.

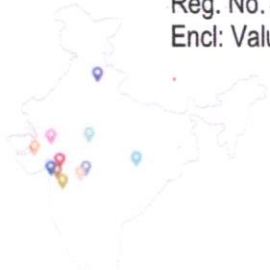
Digitally signed by Sharadkumar Chalikwar
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Auth. Sign.



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