

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row Bungalow No. 15B/ 2, Ground Floor + First Floor, "Shrihari Row Bungalows", Survey No. 242/ A, Plot No. 15/ B, Near St. Thomas Bethany Convent School, Pathardi Gaon, off Pathardi - Gaulane Road, Village – Pathardi, Taluka & District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India. belongs to **Name of Proposed Purchaser : Shri. Nilesh Himat Sonawane & Sau. Shakuntala Himat Chaudhari, Shri. Dhiraj Himat Sonawane. Name of Owner : Sau. Vimal Shantaram Rayte.**

Boundaries of the property.

Boundaries	Plot No. 15/ B	Row House No. 15B/ 2
North	S. No. 242/ B	Side Margin & Survey No.
South	12.00 M. Colony Road	12.00 M. Colony Road
East	Plot No. 14	Row Houses On Plot No. 15/ C
West	Plot No. 16	Row Houses. 15B/ 1

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 ₹ 38,17,800.00 (Rupees Thirty Eight Lakh Seventeen Thousand Eight 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

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=C.M.D.,
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Date: 2025.02.15 17:32:45 +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.

