

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat Nos. 11 & 12, Stilt Second Floor, "New Triveni Apartment Co-Op. Hsg. Society Ltd. Nashik", Survey No. 656/1-1, Plot No.14, T.P Scheme-II, Near Pandit Colony Garden, Pandit Colony, MR Thakker Road, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 002, State – Maharashtra, Country – India belongs to **Shri. Ravi Manmohan Tapdiya**. Name of Proposed Purchaser: **Shri. Dinesh Jibhau Shinde**.

Boundaries of the property.

Boundaries	Building	Flat
North	Building	Side Margin
South	Bungalow	Side Margin
East	Road	Side Margin
West	Building	Staircase and Flat No.9 and 10

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 is ₹ **68,04,000.00 (Rupees Sixty Eight Lakh Four 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

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For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar  
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o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2023.04.17 14:53:05Z

C.M.D.

Auth. Sign



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.

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