



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.A-4, Ground Floor, A-Wing, "Bhishma Society", Survey No.101/1, Plot No.69 to 72, Apposite MDPS Studio, Pandav Nagari Lane No.3, Pandav Nagari, Village - Wadala, Taluka & District - Nashik, PIN Code - 422 006, State - Maharashtra, Country - India belongs to **Shri.Amar Ramdas Nikam** Name of Proposed Purchaser : **Shri.Samadhan Sampat Shinde**.

Boundaries of the property.

Boundaries	Building	Flat
North	Open Plot	Staircase and Flat No.1
South	Society	Marginal Space
East	Society	Flat No.3
West	Road	Parking

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 **₹ 12,01,300.00 (Rupees Twelve Lakh One Thousand Three 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 B. Chalikwar
Director

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: 2023.10.19 16:31:38 +05'30'

Auth. Sign.



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.

Kabir Babji
20/10/23



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