



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 04, First Floor, " Shiv Angan", Survey No. 30/ 3A/ 1/ 1/ 143, Plot No. 04, Behind APMC Market Yard, Near Sai Residency, Samarth Nagar, Peth Road, Village - Makhmalabad, Taluka & District - Nashik, PIN Code – 422004, State – Maharashtra, Country – India. belongs to **Name of Proposed Purchaser: Shri. Chandrakant Dnyameshwar Nikam & Sau. Apeksha Chandrakant Nikam. Name of Owner: Shri. Rameshbhai Waljibhai Kotadiya & Shri. Nitin Rameshbhai Kotadiya.**

Boundaries of the property.

Boundaries	Building	Flat
North	Plot No.06	Marginal Space
South	12.00 M. Colony Road	Staircase
East	Plot No.05	Marginal Space
West	Part of Plot No. 01 & Plot No. 03	Flat No.03

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 ₹ 17,94,000.00 (Rupees Seventeen Lakh Ninety-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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj  
Chalikwar

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Reg. No. IBBI/RV/07/2018/10366

BOB Empanelment No.: ZO:MZ: ADV: 46:941

Encl: Valuation report.

Digitally signed by Manoj Chalikwar  
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Auth. Sign.



Received on 16/12

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