



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.202,Second Floor , " **Narayan Heights Co-Op.Housing Society Ltd.Nashik**", Survey No.963/1/1/963/1/2, Plot No.4, Near Manik Lawns , Badade Nagar, Karmayogi Nagar, Sadguru Nagar,Village – Nashik, Taluka & District - Nashik, PIN Code – 422 009, State – Maharashtra, Country – India belongs to **Shri.Pravin Punju Nikam & Sau.Jyoti Pravin Nikam**

Boundaries of the property.

Boundaries	Building	Flat
North	Survey No.963/2/1+2+3	Flat No.201
South	9.00 Meter Colony Road	Flat No.203
East	Plot No.5	Building Marginal Space
West	Plot No.1,2 & 3	Flat No.207

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 **₹23,38,200.00 (Rupees Twenty-Three Lakh Thirty-Eight Thousand Two 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.**

**MANOJ BABURAO  
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=IN, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=adming,  
2.5.4.20=98222864d3d3c03e0e39e26865913490f3d3344133  
3115279b17a18b5952, postalCode=400069, st=Maharashtra,  
serialNumber=41a56a566ab8cc89d6b2a55a8fce3c6e1f1a1bd2  
e394e28f2e29a327b625bfc, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.12.20 13:39:10 +05'30'

**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.

Auth. Sign.



21/12



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