

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 10, Third Floor, " **Madhusudan Park - B Apartment** ", Survey No. 108, Plot No. 8+9+10+11, Near Babu Bungalow Mangal Karyalaya, Indira Nagar, Wadala - Pathardi Link Road, Village - Wadala, Taluka & District - Nashik, PIN Code – 422009, State – Maharashtra, Country – India. belongs to **Name of Proposed Purchaser: Shri. Kiran Gulabrao Tekade & Shri. Lokesh Kiran Tekade. Name of Owner: Sau. Sunita Shrikant Kulkarni.**

Boundaries of the property.

Boundaries	Building	Flat
North	Plot No. 12	Flat No. 09
South	Plot No. 07	Marginal Space
East	Marginal Space	Marginal Space
West	18.00 M. Wadala - Pathardi Road	Staircase

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 **₹ 33,04,980.00 (Rupees Thirty-Three Lakh Four Thousand Nine Hundred Eighty 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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.12 14:45:56 +05'30'

Auth. Sign.



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

Reviewed by.
[Signature]

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