

## VALUATION OPINION REPORT

The property bearing Residential Land and Proposed Additional Extension to Existing Building in **Tenement No. N-52/AD-1/20/04**, Proposed Ground + First Floor, Neighborhood Ashadha, Housing Scheme No. 5<sup>th</sup>, Near Marchant Co. Op. Bank, Rajratna Nagar, at CIDCO, Taluka & District - Nashik, PIN Code – 422 010, State - Maharashtra, Country - India belongs to **Mr. Nandkishor Shankar Mandlik**

Boundaries of the property

North : Tenement No. N-52/AD-1/20/05  
South : Tenement No. N-52/AD-1/20/03  
East : Tenement No. N-52/AD-1/20/01  
West : Colony Road

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 and valued for this particular purpose at **₹ 20,54,085/- (Rupees Twenty Lakh Fifty-Four Thousand Eighty-Five Only)**. As per Site Inspection **Work Yet Not Started** on Site

The valuation of the property is based on the documents produced by the concerned. Legal aspects have not been taken into consideration while preparing this valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Sharadkumar**

**B. Chalikwar**

**Director**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

PNB Empanelment No. ZO:SAMD:1138

Encl: Valuation report.

Digitally signed by Sharadkumar B.

Chalikwar

DN: cn=Sharadkumar B. Chalikwar,

o=Vastukala Consultants (I) Pvt. Ltd.

ou=CMD, email=cmd@vastukala.org, #1

Date: 2024.01.19 12:00:22 +05'30'

Auth. Sign.



20/01/2024



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