CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certifled Company





Valuation Report Prepared For: JSB / Nashik Branch / Smt.Vldya Nimba Nikam (004201/2302860) Page 2 of 24 Vastu/Nashik/10/2023/004201/2302860 Date: 05.10.2023

VALUATION OPINION REPORT

This is to certify that the property Residential Flat No.12, Second Floor, "Prestige Park Phase-2 Vighnaharta Apartment ", Survey No. 28/2+4+6+7+9, Plot No.30, Near Ganpati Mandir , Ghadge Nagar, Gayakhe Colony, Village – Deolali, Taluka - Nashik, District-Nashik, PIN Code – 422 101, State – Maharashtra, Country – India belongs to Smt. Vidya Nimba Nikam & Shri. Vinit Nimba Nikam

Boundaries of the property:

boundaries of the pro	operty:	Flat
,63.90	Building	Marginal Space
North	Building	Flat No.11
South	Building	Flat No.9
East	Road	Marginal Space
West	Building	Marginal opera

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 specifications ₹ 21,83,800.00 (Rupees Twenty-One Lakh Eighty-Three Thousand Eight 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**

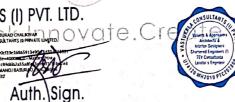
Director

Manoj B. Chalikwar

Registered Valuer Chartered Engineer (India) Reg. No. CAT-I-F-1763 Encl: Valuation report.

Mumbai

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Nashik: 4, 1° Floor, Madhusha Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.) E-mail: nashik@vastukala.org, Tel.: +91 253 4068262 / 9890380564

Our Pan India Presence at:

💡 Mumbai **♀** Nanded Thane

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♥ Aurangabad ♥ Pune

Pune

Indore

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🛭 Rajkot Raipur Ahmedabad 9 Jaipur

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Regd. Office: B1-001, U/B Floor, Boomerang. Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA 🖀 TeleFax : +91 22 28371325/24

mumbai@vastukala.org

Mumbai - 400 072, (M.S.), INDIA TeleFax: +91 22 28371325/24 mumbal@vastukala.org

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Va	stukala Consultants (I) Pvt Ltd		Invoice No.			Dated			
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GSTIN/UIN: 27AADCV4303R1ZX State Name: Maharashtra, Code: 27			Reference No. & Date.			Other References			
Buyer (Bill to)			Buyer's Order No.			Dated			
Janta Sahakari Bank Ltd						Delivery Note Date			
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Tir				004201/2302860			Destination		
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			Company's Bank Details Bank Name : ICICI Bank Ltd - Nashik						
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