- Whotelk branch / Mr. Granshija . a a

CIN: U74120MH2010PTC207869 MSNE REG. No.: UDYAM-MH-18-0063617 An ISO 9001:2015 Certified Company Vastuk Consultants (1) Pvt. Ltd.



Valuation Report Prepared For: SBI/ Racpc Nashik branch / Mr. Ghanshyam Bhanudas Nerkar (005351/ 2303772). Page 2 of 24

Vastu/Nashik/12/2023/005351/2303772 01/1-1-RYBS Date: 01.12.2023

# VALUATION OPINION REPORT

This is to certify that the property Residential Flat No. 06, Third Floor, " Makrand Apartment ", Survey No. 102/ 1/1/2K, Plot No. 22 + 23B, C.T.S. No. 5869/2/19, Near Yashwant Hospital, Dindon Naka, Peth Road, Panchavati, Village - Nashik, Taluka & District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India. belongs to Name of Proposed Purchaser: Mr. Ghanshyam Bhanudas Nerkar. & Name of Owner: Smt. Rajani Bhagwan Khaimar.

### Boundaries of the property:

illustres of the brobarry.		
-	Building	Flat
North	Building	Marginal Space
South	Road	Marginal Space
East	Building	Marginal Space
	Road	Staircase & Flat No. 05
West	1000	

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 ₹ 14,77,000.00 (Rupees Fourteen Lakh Seventy-Seven 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. O

Manoj Chalikwar Consultano II Pr. Lat. oper Mumber.

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Director

Auth. Bign.

Manoj B. Chalikwar

Registered Valuer Chartered Engineer (India) Reg. No. CAT-F-1763

SEI Empanelment No.: SME/TCC/2021-22/86/3

End: Valuation report.



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

Our Pan India Presence at:

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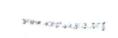
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Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA TeleFax: +91 22 28371325/24

Regd. Office: B1-001, U/B Floor, Boomerang,

mumbai@vastukala.org



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# PROFORMA INVOICE

		Invoice	No.	[	Dated	
Vastukala Consultants (I) Pvt Ltd			04/23-24		1-Dec-23	
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CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Structural Stability Report Prepared For: SBI/ Racpc Nashik branch / Mr. Ghanshyam Bhanudas Nerkar (005352/2303773) Page 1 of 3

Vastu/Nashik/12/2023/005352/2303773

01/2-2-RYBS

Date: 01.12.2023

## Structural Stability Report

Residential Flat No. 06, Third Floor, "Makrand Apartment", Survey No. 102/ 1/ 1/ 2K, Plot No. 22 + 23B, C.T.S. No. 5869/2/19, Near Yashwant Hospital, Dindori Naka, Peth Road, Panchavati, Village – Nashik, Taluka & District Nashik, PIN Code – 422 003, State – Maharashtra, Country – India. belongs to Name of Proposed Purchaser: Mr. Ghanshyam Bhanudas Nerkar. & Name of Owner: Smt. Rajani Bhagwan Khairnar.

This is to certify that on visual inspection, it appears that the structure of " Makrand Apartment "is in normal condition and the future life can be reasonably takes under normal condition and with proper periodic repairs & maintenance is about 34years.

#### **General Information:**

A.		Introduction
1	Name of Building	" Makrand Apartment "
2	Property Address	Residential Flat No. 06, Third Floor, "Makrand Apartment", Survey No. 102/ 1/ 1/ 2K, Plot No. 22 + 23B, C.T.S. No. 5869/ 2/ 19, Near Yashwant Hospital, Dindori Naka, Peth Road, Panchavati, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India.
3	Type of Building	Flat No. 06
4	No. of Floors	Ground + 3rd Upper Floors
5	Whether stilt / podium / open parking	Open Parking
	provided	
6	Type of Construction	R.C.C. Framed Structure
7	Type of Foundation	R.C.C. Footing, Create
8	Thickness of the External Walls	6' thick brick walls both sides plastered
9	Type of Compound	Brick Masonry Walls
10	Year of Construction	1997 (As per Full Occupancy Certificate)
11	Present age of building	26years
12	Residual age of the building	34years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of Flats	2Flats On Third Floor
14	Methodology adopted	As per visual site inspection



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

Our Pan India Presence at:

🕈 Delhi NCR 💡 Nashik

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🗣 Indore

Rojkot Raipur 🗣 Ahmedabad 💡 Jaipur

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

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## **PROFORMA INVOICE**

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