



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House No. 4, Ground + First Floor, "Vatslya Sankul – 26", Survey No. 936/2B (Old Survey No.1200), Plot No. 2, Near Ashoka School, Nashik – Pune Highway, Village – Sinnar, Taluka – Sinnar, District - Nashik, PIN Code – 422 103, State – Maharashtra, Country – India belongs to **M/s. Vatslya Constructions**. Name of Proposed Purchaser: **Shri. Siddharth Bhimrao Shegaonkar & Smt. Rajani Siddharth Shegaonkar**.

Boundaries of the property.

Boundaries	As per Plot	As per Row House
North	Open Plot	Open Plot
South	Road	Road
East	Row House	Row House No. 05
West	Building	Row House No. 03

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 **₹ 29,52,600.00 (Rupees Twenty Nine Lakh Fifty Two Thousand Six Hundred Only)**. As per Site Inspection, 84% construction work is completed.

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: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admin,
2.5.4.20=9922b0c4fad35dc12e0cf39e26665913490c7d836411111
115279b17a18d552, postalCode=400069, st=Maharashtra,
serialNumber=41456a556ab8ce89d6b2a55a8fce3c0f131012c
94e28d2e29a327b625f4c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.12.06 12:20:57 +05'30'

Auth. Sign.

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



Manoj B. Chalikwar
07/12



www.vastukala.org

Nashik : 4, 1st Floor, Madhusa 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
- Thane
- Delhi NCR
- Aurangabad
- Nanded
- Nashik
- Pune
- Indore
- Ahmedabad
- Rajkot
- Raipur
- 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