



Vastu/Nashik/03/2024/007573 /2305433
09/20-181-RYBS
Date: 24.01.2024

VALUATION OPINION REPORT

This is to certify that the property Residential Flat No. 02, Stilt Floor, "Gemini Heights - I", Survey No. 295/ 4, Plot No. 24+25, Behind Hotel Express Inn, Near Saptashrunji Mandir, Prashant Nagar, Mumbai - Agra National Highway, Village - Pathardi, Taluka - Nashik, District - Nashik, PIN Code - 422 010, State - Maharashtra, Country - India. belongs to **Name of Proposed Purchaser: Shri. Sachin Madhav Aher & Sau. Sarika Sachin Aher.**
Name of Owner: Shri. Pradip Sukadeo Hiray & Sau. Sonali Pradip Hiray.

Boundaries of the property:

	Building	Flat
North	Open Plot	Flat No. 03
South	Open Plot	Marginal Space
East	Row House	Staircase & Passage
West	Road	Marginal Space

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 **₹ 38,15,680.00 (Rupees Thirty-Eight Lakh Fifteen Thousand Six 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: 2024.03.09 16:55:10 +05'30'

Auth. Sign.



Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Alojit Aher
25/01/2024

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