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MSME Reg No: UDYAM-MH-18-0083617

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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/04/2024/008260/2305985

16/7-124-RYBS

Date 16.04.2024

VALUATION OPINION REPORT

This is to certify that the property Residential Flat No. 704, Seventh Floor, " **Dream Tower** ", Survey No. 9/ 1 to 9 &10 (Pt) + 9/ 1 to 9/ 9, Plot No. 01, Behind Ashoka Universal School, Khode Nagar, Tirumla Nagar, Pakhal Road, Village – Wadala, Taluka & District - Nashik, PIN Code – 422 006, State – Maharashtra, Country – India. belongs to **Name of Owner: Mr. Sameer Abbas Sayyad & Javeriya Abid Khan.**

Boundaries of the property:

Boundaries	Building	Flat
North	Open Plot	Flat No.701, Duct & Staircase
South	Road	Building Side Margin
East	Open Plot	Flat No.703
West	Open Plot	Building Side Margin

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 **₹ 36,42,400.00 (Rupees Thirty-Six Lakh Forty-Two Thousand Four Hundred Only)**. As per Site Inspection **86%** 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.**

Sharadkumar

B. Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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, c=IN

Date: 2024.04.17 10:36:26 +05'30'

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