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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/05/2024/008610/2306245

09/5-105-RPBS

Date: 09.05.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. E - 103, First Floor, " Sagar Sparsh Apartment E & F Wing ", Survey No. 246/ 10, Plot No. 35 & 36, Near Manjuprabha Hospital, Audumbar Nagar, Dr. Nanasaheb Dharmadhikari Marg, Amrutdham, Village - Nashik, Taluka & District - Nashik, PIN Code – 422003, State – Maharashtra, Country – India belongs to **Name of Proposed Purchaser: Mr. Saurabh Bharat Ratnaparkhi. Name of Owner: Mr. Sagar Mahadeorao Bonde & Mrs. Sarita Sagar Bonde.**

Boundaries of the property.

Boundaries	Building	Flat
North	S. No. 246/4 & 5	Marginal Space & S. No. 246/ 4
South	Colony Road	Flat No. E - 102
East	S. No. 246/ 9B	Flat No. E - 104
West	S. No. 246/ 9A	Marginal Space & S. No. 246/ 1A

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 **₹ 29,37,600.00 (Rupees Twenty-Nine Lakh Thirty-Seven Thousand Six 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.**

Sharadkumar

B. Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

BOB Empanelment No.: ZO:MZ: ADV: 46:941

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: 2024.05.09 13:18:17 +05'30'

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