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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/05/2024/008657/2306281

11/8-141-RPBS

Date: 11.05.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. D-202, Building - B in Wing - D, Second Floor, "67 Greens", Survey No. 67/ 3/ 2B/ 2 & Survey No. 67/ 3/ 1C, Near Pandhari Aai Devi Mandir, Indira Nagar – DGP Nagar Link Road, Village – Wadala, Taluka & District - Nashik, PIN Code – 422 006, State – Maharashtra, Country – India belongs to **Mr. Kaif Haroon Shaikh**.

Boundaries of the property.

		As per Site	As per Site
North	:	Road	Staircase & Lift, Lobby
South	:	Road & Building	Building Side Margin
East	:	Open Plot	Flat No. 201 of Wing- D
West	:	Building & Road	Flat No. 201 of Wing - C

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 ₹ **23,57,600.00 (Rupees Twenty-Three Lakh Fifty-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

PNB Empanelment No. ZO:SAMD:1138

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: 2024.05.11 15:39:05 +05'30'

Auth. Sign.



13/05/2024

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Our Pan India Presence at:

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