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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/05/2024/008875/2308416  
22/8-276 -RYBS  
Date: 22.05.2024

## VALUATION OPINION REPORT

This is to certify that the property Residential Flat No. A-401, Fourth Floor, (As per Approved Building Plan Flat No. A-1) "A" Building, "Hari Niwas Group Housing Project Apartment" Survey No. 9/1 to 18/ 15 + 18/ 16, Near Muthal Hospital, Anand Nagar, Muktidham Road, Village – Deolali, Taluka & District - Nashik, PIN Code – 422 214, State – Maharashtra, Country – India. belongs to Name of Owner: **Mrs. Mangala Kishor Dhote.**

### Boundaries of the property:

	Building	Flat
North	Road	Marginal Space of the Building
South	Row Houses	Flat No. A-404 of Same Building
East	Road	Passage & Flat No. A-402 of Same Building
West	B - Wing & Garden	Garden View of Project

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 ₹ 56,95,200.00 (Rupees Fifty-Six Lakh Ninety-Five Thousand Two 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.

**Manoj  
Chalikwar**  
Director

**Manoj B. Chalikwar**  
Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
SBI Empanelment No.: SME/TCC/2021-22/86/3  
Encl: Valuation report.

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Members,  
email=manoj@vastukala.org, c=IN  
Date: 2024.05.22 16:00:41 +05'30'

Auth. Sign.



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