

VASTUKALA www.vastukala.co.in

An ISO 9001: 2015 Certified Company

CIN: U74120MH2010PTC20786

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report: BOM / Indira Nagar Branch / Shri. Yogesh Anton Galkwad (009411/2308948) Page 2 of 26

Vastu/Nashik/06/2024/009411/2308948 27/21-392-CCRU Date: 27.06.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.3, First Floor, Wing-B "Anvesha Avenue ", Survey No.56/1/56/2/Plot/35/36/6, Plot No.35,36 & 6, Near Baban Lawns , Dharmaji Colony , Gangapur Satpur Link Road, Village - Gangapur, Taluka & District - Nashik, PIN Code - 422 007, State - Maharashtra, Country - India belongs to Shri. Yogesh Anton Galkwad & Jijabal Balu Kadam (Before Marriage) Sau. Jijabal Yogesh Gaikwad (After Marriage)

Boundaries of

Boundaries	Plot No.35	Plot No.36	Plot No.6	Flat
North	Colony Road	Colony Road	Survey No.56/1	Staircase
South	Survey No.56/2	Survey No.56/2	40 Ft Road	Side Margin
East	Plot No.34	Plot No.35	Plot No.7	Flat No.2
West	Plot No.36	Plot No.37	Plot No.5	Flat No.4

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 ₹ 22,74,000.00 (Rupees Twenty-Two Lakh Seventy-Four Thousand 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

Digitally signed by Marroj Chatismar. Date: 2024.06.28 10:38:39 +01'30'

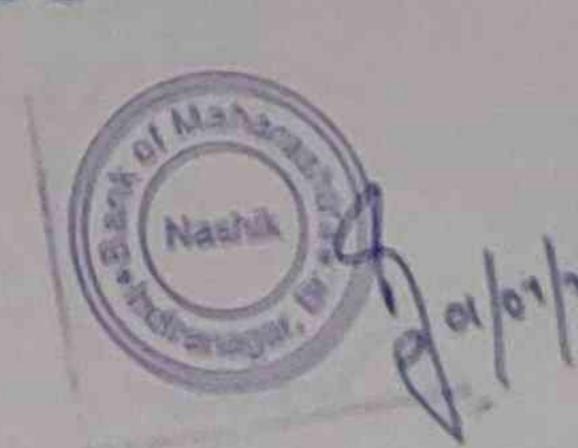
Director

Manoj B. Chalikwar Registered Valuer Chartered Engineer (India) Reg. No. CAT-I-F-1763

BOM Emp. No. AX33/CREMON/Valuer / Empanelment/2021-22

End: Valuation report.





Our Pan India Presence at:

Nanded

7 Thone

Ahmedabad

Q Delhi NCR

Mumbai V Aurangabad

 Nashik V Pune

Q Rajkot 17 Indore Reipur Q Jaipur

Regd. Office

BI-GOL WIR FIGGE BOOMERAND, CRONNINGS FORT POWOL Android East, Mumbet 400072 (M.S.), In

* # BI BEATABBBIG

mumbel@vestakele.co.in rd.ors bricketsrev.www