

MSME Reg No: UDYAM-MH-18-008561 An ISO 9001: 2015 Certified Company CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/06/2024/009489/2306888 25/8-332-CCRJ

Date: 25.06.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Bungalow on Plot No. 1/2/1, "Kshiti Villas" Ground + First Floor, Gat No.2411/4/2, Behind Diyan Universal School, Panchavati Nagar, Village - Ozar, Taluka - Niphad, District - Nashik, PIN Code - 422 302, State - Maharashtra, Country - India. belongs to Name of Owner: M/s.Kshiti Group. Name of Proposed Purchaser: Kumari.Ratnabai Bapurao Avhade & Sau.Ratnabai Suresh More (after Marriage)

Boundaries of the property.

	Plot/ Row Bungalow
North	Gat No.2411/4/2 of Plot No.(1+20)/2
South	Gat No.2411/4/2 of Plot No.03
East	12.00 Meter Colony Road
West	Gat No.2411/4/2 of Plot No.14

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 ₹ 36,96,000.00 (Rupees Thirty-Six Lakh Ninety-Six 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.

Manoi Chalikwar

Digitally signed by Manoj Chalikwar DN: cn=Manoj Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumba

email=manoj@vastukala.org, c=IN Date: 2024.06.25 13:48:34 +05'30'

Director

Auth. Sigh

Manoj B. Chalikwar

Registered Valuer Chartered Engineer (India) Reg. No. CAT-I-F-1663

SBI Empanelment No.: SME/TCC/2021-22/86/3

Enci: Valuation report.

Decivor Jeliae Ahre Abhijeet Ahre 26/06/2024

Nashik: 4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA Email: nashik@vastukala..co.in| Tel: +91 253 4068262/98903 80564

9 Jaipur

Our Pan India Presence at:

♀ Aurangabad ♀ Pune ♀ Indore

Mumbai

Nashik
Rajkot Raipur

Regd. Office

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