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MSME Reg No: UDYAM-MH-18
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CIN: U74120MH2010PT

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report: PNB / Canada Corner Branch / Mr. Arif Razzak Khan (009569/2306932) Page 2 of 23

Vastu/Nashik/06/2024/009569/2306932
27/5-376-CCRJ
Date: 27.06.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.1, Ground Floor, D-Wing "Devlali Meadows", Survey No.74/AB/Plot/1 and 74/AB/Plot/6, Devlali Cantonment Board, Village – Sansari, Taluka & District - Nashik, PIN Code – 422 401, State – Maharashtra, Country – India.belongs to **Mr. Arif Razzak Khan & Mr. Rajjak Sajjankhan Pathan & Mrs. Shehanaj Rajjakkhan Khan.**

Boundaries of the property.

	Plot No.1	Plot No.6	Flat
North	: Plot No.6	Survey No.74 E & D	Duct / Stilt Parking
South	: 30. Ft Road	9 Mtr Colony Road	Open Space
East	: Plot No.2	Open Space	Open Space
West	: Hospital	Hospital	Flat No.2

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 ₹ 69,09,000.00 (Rupees Sixty-Nine Lakh Nine Thousand Only). As per Site Inspection 73% Construction Work is Completed. 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

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Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
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

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar,
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