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MSME Reg No: UDYAM-MH-18-008361

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207861

## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report: BOM / Jail Road Branch / Shri.Suryanarayan Hariram Pandey (009268/ 2306955) Page 2 of 25

Vastu/Nashik/06/2024/009604/2306955

28/6-399 -CCBS

Date: 28.06.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No.1, Ground Floor, "**Bhagya Sanket Co.Op.Hsg.Soc.Ltd**", Survey No.99/1, Plot No.6, Near Shani Mandir , Jail Road,Village – Panchak , Taluka & District - Nashik, PIN Code – 422 006, State – Maharashtra, Country – India belongs to **Shri.Suryanarayan Hariram Pandey**

Boundaries of the property.

Boundaries	Building	Shop
North	12.60 Meter DP Road	12.60 Meter DP Road
South	Plot No.10	Marginal Space
East	Colony Road	Shop No.2
West	Plot No.5	Marginal Space

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 ` **15,30,000.00 (Rupees Fifteen Lakh Thirty 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**  
Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.06.28 14:56:39 +05'30'

Auth. Sign.



*Manoj*  
28/6/24

**Manoj B. Chalikwar**  
Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
BOM Emp. No. AX33/CREMON/Valuer / Empanelment/2021-22  
Encl: Valuation report.

**Nashik:** 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA  
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