



Vastu/Nashik/07/2024/009638/2307042
 02/27-46-CHBS
 Date: 02.07.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Bungalow on Plot No.1/2/3, " 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 **M/s.Kshiti Group**. Name of Proposed Purchaser: **Shri.Vishal Sunil Sonar & Sau.Puja Vishal Sonar**



Boundaries of the property:

| | | |
|--------------------|-------|-------------------------------------|
| Plot/ Row Bungalow | North | Gat No.2411/4/2 of Plot No. (1+2)/1 |
| | South | Gat No.2411/4/2 of Plot No. (1+2)/2 |
| | East | 12.00 Meter Colony Road |
| | West | Gat No.2411/4/2 of Plot No.15 |

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 **₹ 35,63,000.00 (Rupees Thirty-Five Lakh Sixty-Three 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.

Digitally signed by Manoj Chalkikwar
 DN: cn=Manoj Chalkikwar, o=Vastukala
 Consultants (I) Pvt. Ltd, ou=Mumbai,
 email=manoj@vastukala.org, c=IN
 Date: 2024.07.02 17:41:47 +05'30'

Manoj Chalkikwar

Director

Manoj B. Chalkikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1663

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

Encl: Valuation report.

Auth. Sign.



Received

3/07/2024
 Subject Matter

