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MSME Reg No: UDYAM-MH-18-UU636  
An ISO 9001 : 2015 Certified Company  
CIN: U74120MH2010PTC20786

## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/07/2024/009910/2307239  
15/12-243-RYRJ  
Date: 15.07.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 05, Second Floor, " Sweet - Home Galaxy ", Old Survey No. 864/ 1/ 1/ 6 & New Survey No. 846 B/ 19, Plot No. 06, Behind Rahnuma Urdu Primary & High School, Rahnuma Nagar, Wadala Road, Village - Nashik, Taluka & District - Nashik, PIN Code – 422 006, State – Maharashtra, Country – India, belongs to Name of Owner: **Shaikh Ansar Ali Mansoor Ali.**

Boundaries of the property.

Boundaries	Building	Flat
North	Plot No. 08	Marginal Space
South	12.00 Meter Wide Road	Passage, Staircase & Flat No. 04
East	Plot No. 07	Passage, Staircase & Marginal Space
West	6.00 Meter Wide Colony Road	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 ₹ 38,62,800.00 (Rupees Thirty-Eight Lakh Sixty-Two Thousand Eight Hundred 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

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Reg. No. IBBI/RV/07/2018/10366

BOB Empanelment No.: ZO:MZ:ADV:46:941

End: Valuation report.

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.07.15 18:13:59 +05'30'

Auth. Sign.



Handwritten signature and date: 16/7/24

Nashik: 4, 1st Floor, Madhushila Estate, Vrundavan Nagar, Jatra Road, Nashik-422003 (M.S.), INDIA  
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Our Pan India Presence at:

- Mumbai
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Regd. Office

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