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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report / BOI/ Shivaji Udyan Branch/ Mr. Nilesh Sudham Pawar (009993/2307290) Page 2 of 18

Vastu/Nashik/0712024/009993/2307290
191-254-RYBS
Date: 21.06.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No. 49, Second Floor, A - Wing, "Business Hub Apartment", Survey No. 189/ A/ 189/ B/ 190/ 191, Plot No. 36+37, Behind Ramdev Metal Trading, Ambedkar Nagar, Ambad Satpur Link Road, Village - Ambad Khurd, Taluka & District - Nashik, Nashik - 422 010, State - Maharashtra, Country - India, belongs to Name of Owner: Mr. Nilesh Sudham Pawar.

Boundaries of the property.

Boundaries	Building	Shop
North	B - Wing & Road	By Side Margin
South	Open Plot & Building	By Passage
East	Road	Shop No.50
West	Open Plot	Shop No.48

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 ₹ 24,02,400.00 (Twenty Four Lakh Two Thousand Four 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.

Sharadkumar
Chalikwar

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai, email=chali@vastukala.co.in,
c=IN
Date: 2024.07.19 11:25:14 +05'30'

[Signature]
Auth. Sign.



Director

Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
Encl. Valuation report.



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Regd. Office

81-001, 4th Floor, BCKRABAND, Chaudhary
Powell, Anandheer East, Mumbai - 400073, (M)
+91 2247499979
mumbai@vastukala.co.in
www.vastukala.co.in