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MSME Reg No: UDYAM-MH-18-0083  
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CIN: U74120MH2010PTC2078

### Vastukala Consultants (I) Pvt. Ltd.

Valuation Report / BOB / R.O. Nashik Road Branch / Shri. Suraj Dhananjay Kasar & Others (0010061/2307522) Page 2 of 24

Vastu/Nashik/07/2024/0010061/2307522  
31/18-526-RYBS  
Date: 31.07.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. B-17, Fourth Floor, B-wing, " Sai Shilp Apartment", Survey No. 121/ 2B/ 1, Behind Hotel Saptashrungi, Near Chehadi Pumping Station, Matoshree Nagar, off Nashik - Pune Road, Village - Chehadi Budruk, Taluka & District - Nashik, PIN Code – 422 214, State – Maharashtra, Country – India, belongs to **Name of Proposed Purchaser : Shri. Suraj Dhananjay Kasar & Shri. Amit Dhananjay Kasar. Name of Owner : M/s. Hariom Developers.**

Boundaries of the property.

Boundaries	Building	Flat
North	Property of S.No.121/ 2A/ 2	Duct
South	Property of S.No.121/ 2A/ 2	Flat No.B-16
East	Road	Lift & Staircase
West	Property of S.No.11/ 4	Building 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 ₹ 26,72,000.00 (Rupees Twenty Six Lakh Seventy Two 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

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai  
email=manoj@vastukala.org, c=IN  
Date: 2024.07.31 18:16:47 +05'30'

*[Handwritten Signature]*  
Auth. Sign.



Director

**Manoj B. Chalikwar**  
Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
Reg. No. IBB/RV/07/2018/10366  
BOB Empanelment No.: ZO-MZ-ADV/46/941

*Received  
1/8/25*



**Head Office** 4, 1st Floor, Madhukeshwari Enclave, Viharwadi Extension, Jaitiro-Nashik Road, Nashik  
Andhwar, Nashik - 422002 (M.S.), INDIA  
Email: nashik@vastukala.co.in | Tel: +91 303 4088002/99903 80664

**Our Pan India Presence at**  
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**Regd. Office**  
B1-001, U/B Floor, BOOMERANG, Chandraival Farm Road,  
Powai, Andheri East, Mumbai - 400072 (M.S.), India  
+91 22 47488819  
mumbai@vastukala.co.in