

MSME HOR NO. UDYAM-MH-18-UUSSBI. An ISO 9001: 2015 Certified Company CIN: U74120MH2010PTC207861

## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/07/2024/0010195/2307434 26/15-438-CC8S Date: 25.07.2024

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.101, First Floor, " Vedraj Shambhu ", Survey No.165/1, Plot No.34+35, Near Thakare Baba Garden, Thakare Mala, Ayodhya Nagari, Meri Rasbihari Link Road, Village - Nashik, Taluka & District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India belongs to M/s.Sadguru Buildcon Name of Proposed Purchaser: Shri.Gopal Ramrao Ghotkar & Sau.Savita Gopal Ghotkar.

Boundaries of the property.

	Building	Flat
North	Plot No.36	Flat No. 102
South	Plot No.33	Side Margin
East	Plot No.3 & 4	Staircase, Passage, Duct & Flat No. 104
West	9 Meter Colony Road	Side Margin

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 ₹ 33,48,000.00 (Rupees Thirty-Three Lakh Forty-Eight Thousand Only). As per Site Inspection 76% Construction Work is Completed. 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

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Hence certified FOR VASTUKALA CONSULTANTS (I) PVT. LTD. Chiptody signed by Stanadiumar Chalkwar Oh: con-Sharadiumar Chalkwar. Sharadkumar to-Vantukala Consultants III Pet, Ltd., Chalikwar Director Sharadkumar B, Chalikwar Govt. Reg. Valuer Chartered Engineer (India) Reg. No. (N) CCIT/1-14/52/2008-09 PNB Empanelment No. ZO:SAMD:1138 Marchite: 4, lot Floor, Modificating Estat, Virusiacovan Naggar, Johns Horitely, 1256-83 PN Ligar Regd. Office Adigoson, Niculnik 473603 (M.S.), MICKA B1-DD1, U/B Floor, BOOMERANG, Churchenon Form, Roocs, Extract receive gryonitation count has institute 4060362/509003 60564 Powot, Anchert Fost, Murebal About 2, (M.S.), Inchi-

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