

MSME Reg No: UDYAM-MH-18-0083617 An ISO 9001: 2015 Certified Company CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 26

Vastu/Nashik/09/2024/011075/2308068 06/3-74-CCBS Date: 06.09.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 5, 2nd Floor, "Anugrah Residency", Behind Mhada Apartment, Plot No. 25, Damodar Nagar, Narhari Nagar, Pathardi Phata, Village - Pathardi, Taluka - Nashik, District - Nashik , Nashik , 422010, State - Maharashtra, India belongs to Sau.Nisha Chandrakant Vaidya. Name of Proposed Purchaser is Shri.Ravindra Suresh Kalange & Sau.Aarti Ravindra Kalange.

Boundaries	:	Building	Flat
North	:	9.00 Meter wide Road	Marginal Space
South	:	Plot No.23	Staircase & Flat No.4A & 4B
East	:	Adj.Survey	Marginal Space
West		Plot No.15 & 16	Marginal Space

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at ₹ 20,25,000.00 (Rupees Twenty Lakh Twenty Five 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 report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar

DN: cn=Manoj Chalikwar, o=Vastukali
Consultants (i) Pvt. Ltd., ou=Mumbal, email=manoj@vastukala.org, c=IN Date: 2024.09.06 12:35:19 +05'30'

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

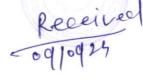
Chartered Engineer (India)

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

Bank Of Baroda Empanelment No.: ZO:MZ:ADV:46:941

Encl.: Valuation report





Nashik: 4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA Email: nashik@vastukala..co.in| Tel: +91 253 4068262/98903 80564

Our Pan India Presence at:

Nanded Mumbai

Nashik Raikot ♀ Aurangabad ♀ Pune

Raipur Jaipur

Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, Mumbai: 400072, (M.S), India

+91 22 47495919

mumbai@vastukala.co.in mww.vastukala.co.in