

CIN: U74120MH2010PTC207869

MSME Reg No: UDYAM-MH-18-UU8361 An ISO 9001: 2015 Certified Company

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/10/2024/011589/2308500 03/17-40-CCBS Date: 03.10.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 403, 4th Floor, "Aaradhya Lily", Near Ebenezer International School, Plot No. 62/1,62/2,63,64, Chandashi Road, Village - Chandashi, Taluka - Nashik, District -Nashik, 422003, State - Maharashtra, India belongs to M/s.Shreyash Construction. Name of Proposed Purchaser is Mr.Balu Bandu Ghatol & Mr.Santosh Bandu Ghatol.

Boundaries	:	Building	Flat
North	1:	Plot No.313	Side Margin
South	:	Plot No.311	Flat No.404
East		Plot No.325 & 326	Side Margin
West	:	9.00 Mtr Colony Road	Lift , Lobby and Flat No.402

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 ₹ 28,77,600.00 (Rupees Twenty Eight Lakh Seventy Seven Thousand Six 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 report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoi Chalikwar Digitally signed by Manoj Chalikwar DN: cn=Manoj Chalikwar, o=Vastukala Consultants (i) Pvt. Ltd., ou=Mumbal, email=manoj@vastukala.org, c=IN Date: 2024.10.03 17:33:43 +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

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