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MSME Reg No: UDYAM-MH-18-UU05567  
An ISO 9001 : 2015 Certified Company  
CIN: U74120MH2010PTC207861

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

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Vastu/Nashik/10/2024/011756/2308601  
11/12-141-CCRJ  
Date: 11.10.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. A-1104, 11<sup>th</sup> Floor, Building No A, "Avadh Utopia", Dream Castle Road, Janata Raja Chowk, Village - Nashik, Taluka - Nashik, District - Nashik, 422003, State - Maharashtra, India belongs to **Mr.Rajesh Shah & Ms.Sarita Kumari ( Before Marriage ) Alias Mrs.Sarita Rajesh Shah ( After Marriage )** .

Boundaries	:	Building	Flat
North	:	Survey No.85	Side Margin
South	:	Survey No.87/2	Flat No.A-1101
East	:	12.00 Meter DP Road	Side Margin
West	:	9.00 Meter Wide Colony Road	Flat No.A-1103

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 ₹ 58,76,000.00 (Rupees Fifty Eight Lakh Seventy Six 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

Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.10.11 17:08:54 +05'30'

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



End.: Valuation report

Received  
15/10/24

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Our Pan India Presence at:  
Mumbai, Thane, Ahmedabad, Delhi NCR,  
Pune, Nashik, Rajkot, Raipur,  
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#### Regd. Office

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