

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 504, 5th Floor, "Shivganga Avenue-D", Near Marigold Bungalow, Narhari Nagar, Pathardi Phata, Plot No. 17+18, Pakhal Road, Village - Pathardi, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 010, State - Maharashtra, Country - India belongs to **M/s. Shivprasad Enterprises, Partnership Firm**. Name of Proposed Purchaser is **Shri. Pravin Ravindra Sonawane & Sau. Varsha Pravin Sonawane**.

Boundaries	:	Building	Flat
North	:	Adj. Survey No. 313	Flat No. 505
South	:	9.00 M. Colony Road	Side Marginal Space
East	:	6 M. Colony Road (Proposed 9 M. Colony Road)	Duct & Flat No. 503
West	:	Adj. Plot No. 19 & 20	Side 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 **₹ 25,25,100.00 (Rupees Twenty Five Lakh Twenty Five Thousand One 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.**

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: 2024.10.17 17:29:58 +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

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29/09/2024
Manoj Chalikwar*

Encl.: Valuation report

Nashik: 4, 1st Floor, Madhusa 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

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Regd. Office

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

☎ +91 22 47495919
✉ mumbai@vastukala.co.in
🌐 www.vastukala.co.in