



**VASTUKALA**  
Unleashing Excellence

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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/10/2024/012104/2308861  
26/8-401-RVBS  
Date: 26.10.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 02, 1<sup>st</sup> Floor, "**Vastuchhaya Apartment**", Near Le Garlic Family Restaurant, kathe Galli, Plot No. 22+23/ 1, Tapovan Link Road, Village - Nashik, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 011, State - Maharashtra, Country - India belongs to **Mr. Shriganeshprasad Madhukar Pandit & Mrs. Amruta Shriganeshprasad Pandit.**

Boundaries	:	Building	Flat
North	:	Road	Flat No. 03
South	:	Bungalow	Marginal Space
East	:	Hotel	Marginal Space
West	:	Road	Flat No. 01

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 **₹ 37,17,000.00 (Rupees Thirty Seven Lakh Seventeen 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.

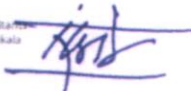
Hence certified

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: 2024.10.26 15:39:54 +05'30'

  
Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

State Bank of India Empanelment No.: NZO /CR/22-23/39

Encl.: Valuation report



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