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Vastukala Consultants (I) Pvt. Ltd.

Vastu/Nashik/10/2024/012111/2308878
26/25-418-RVBS
Date: 26.10.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 201, 2nd Floor, "Laxmi Niwas Apartment", Near Cambridge School, Konark Nagar, Plot No. 03, off Jatra - Nandur Road, Village - Adgaon, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 003, State - Maharashtra, Country - India belongs to **Shri. Harsh Suresh Senghani**. Name of Proposed Purchaser is **Taibai Vaman Ahire (Alias) Shaila Dilip Bachhav**.

Boundaries	:	Building	Flat
North	:	Open Space	Building Marginal Space
South	:	Colony Road	Building Marginal Space
East	:	7.50 Mtr. Colony Road (Proposed 9.00 Mtr.)	Building Marginal Space
West	:	Adj. S. No. of Layout	Flat No. 202/ Staircase & Lift

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 **₹ 22,50,000.00 (Rupees Twenty Two Lakh Fifty 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 19:04:11 +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

27/10/24

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