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## CIN: U74120MH2010PTC207869 Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/11/2024/012329/2309022 13/1-107-CCBS Date: 13.11.2024

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

**VALUATION OPINION REPORT** 

This is to certify that the property bearing Residential Flat No. 1, Ground Floor, "Sai Chaya", Near Golden Day School, Plot No. 26 & 27, Viman Nagar, Deola Nashik Road, Taluka - Niphad, District - Nashik, 422206, State -Maharashtra, India belongs to Shri.Umesh Premchand Dixit.

Boundaries	:	Building	Flat
North	:	Plot No.25	Plot No.25
South	:	Plot No.27	Marginal Space
East	- :	Colony Road	Colony Road
West		G No.149	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 ₹ 35,49,000.00 (Rupees Thirty Five Lakh Forty Nine 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.

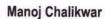
Hence certified

## 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: 2024.11.13 10:59:36 +05'30'

Auth. Sign.



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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