Vastukala Consultants (I) Pvt. Ltd.

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

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.
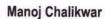
Hence certified

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.

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

Encl.: Valuation report