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MSME Keg No: UDYAM-MH-IB-UUBSET An ISO 9001: 2015 Certified Company CIN: U74120MH2010PTC20786

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/11/2024/012478/2309141 21/12-226-RVRJ Date: 21.11.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 44, 5th Floor, "Shree Pradnya Heights", Next to XLO Point Circle, Behind Hotel Babach Gaon, Ambedkar Nagar, Plot No. 6+9, Ambad Satpur Link Road, Village - Ambad Khurd, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 010, State - Maharashtra, India belongs to Pratik Balasaheb Sawant & Pritish Balasaheb Sawant. Name of Proposed Purchaser is Shri. Vitthal Parasram Barbude & Sau. Rekha Vitthal Barbude .

Boundaries	:	Building	Flat
North	1	Colony Road	Flat No. 43
South		Open Space	Marginal Space
East		Plot No. 12,13 & 14	Marginal Space
West		Plot No. 1 & 2	Common Passage

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 ₹ 19,71,000.00 (Rupees Nineteen Lakh Seventy One Thousand Only).

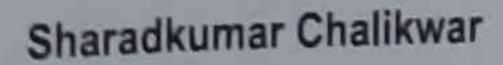
The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

Hence certified

FOR VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar Digitally signed by Manoj Chalikwar DN: cn=Manoj Chalikwar, o=Vastukala Consultants (I) Pvt Ltd., ou=Mumbal, email=manoj@vastukala.org, c=IN Date: 2024.11.21 16:54:16 +05'30'

Director



Govt. Reg. Valuer Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

Union Bank of India Empanelment No.: RO/CR/30129/ 2020-21

Encl.: Valuation report





Nashik: 4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA Email: nashik@vastukala_co.inl Tel: +91 253 4068262/98903 80564

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