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Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/11/2024/012488/2309150
22/2-235-RVRJ
Date: 22.11.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 304, 3rd Floor, "Shivganga Avenue-D", Near Marigold Bungalow, Narhari Nagar, Pathardi Phata, Plot No. 17+18, Pakhal Road, Village - Pathardi, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 010, State - Maharashtra, Country - India belongs to **M/s. Shivprasad Enterprises, Partnership Firm**. Name of Proposed Purchaser is **Shri. Dyaneshwar Shamrao Sonawane & Sau. Sonali Dyaneshwar Sonawane**.

Boundaries	:	Building	Flat
North	:	Adj. Survey No. 313	Flat No. 305
South	:	9.00 M. Colony Road	Side Marginal Space
East	:	6 M. Colony Road (Proposed 9 M. Colony Road)	Duct & Flat No. 303
West	:	Adj. Plot No. 19 & 20	Side 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 ₹ 25,25,100.00 (Rupees Twenty Five Lakh Twenty Five Thousand One Hundred 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: 2024.11.22 11:53:31 +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

End.: Valuation report

Received
23/11/24

Nashik: 4, 1st Floor, Madhusha Estate, Vrundavan Nagar, Jyoti Narshi, Heera Link Road,
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