

MSME Reg No: UDYAM-MH-18-UU8561 An ISO 9001: 2015 Certified Compan! CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 25

Vastu/Nashik/11/2024/012623/2309218 27/4-303-RVBS Date: 27,11,2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 15, 5th Floor, "Prabhu - Platinum Apartment", Near Sanjeevani Blood Centre, Tagore Nagar, Pujya Sri Sri Ravishankar Marg, Village - Wadala, Taluka - Nashik, District -Nashik, Nashik, PIN Code - 422 006, State - Maharashtra, Country - India belongs to MR. Bharat Baburao Kale.

Boundaries	Building	Flat
North	By Plot No. 8	By Marginal Distance
South	By 18.00 Mtr. Wide D.P. Road	By Lift & Flat No. 13 & 14
East	By 6.00 Mtr. Wide Colony Road	By Marginal Distance & Colony Road
West	By Adjacent S.No. 22/2/1	By Marginal Distance

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 ₹ 47,37,600.00 (Rupees Forty Seven Lakh Thirty Seven Thousand Six 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: 2024.11.27 12:58:33 +05'30'

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



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

Our Pan India Presence at:

Nanded O Mumhoi

Thane Ahmedabad Q Delhi NCR Raipur

Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, Mumbai: 400072, (M.S), India



