

MSME Reg No: UDYAM-MH-18-UU8561 An ISO 9001: 2015 Certified Company CIN: U74120MH2010PTC207865

## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/11/2024/012625/2309219 27/5-304-CCBS Date: 27.11.2024

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 303, 3rd Floor, Wing - A, "Sahajanand Park Phase-2", Near Jain Mandir, Rathi Chawl, Seva Kunj, Panchavati, Village - Nashik, Taluka - Nashik, District - Nashik, 422003, State - Maharashtra, India belongs to Shri.Dhananjay Hemant Amrutkar & Sau.Pratibha Dhananjay Amrutkar.

Boundaries	Building	Flat
North	Slum Area Houses	Flat No.302
South	Survey No.148/8	Open & Margnal Space
East	Slum Area Houses	Open & Margnal Space
West	Road and Survey No.148/6	Duct & Flat No.304

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 ₹ 50,33,700.00 (Rupees Fifty Lakh Thirty Three Thousand Seven 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

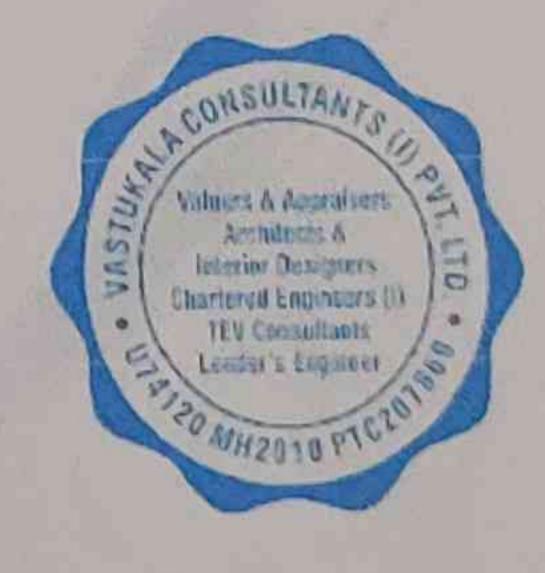
For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

DN: cn=Manoj Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbal, email=manoj@vastukala.org, c=IN Date: 2024.11.27 13:06:53 +05'30'

Director

Digitally signed by Manoj Chalikwar 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

