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MSME Reg No: UDYAM-MH-18-008361  
An ISO 9001 : 2015 Certified Company  
CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/11/2024/012630/2309220  
27/8-305-CCBS  
Date: 27.11.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. G-7, 1<sup>st</sup> Floor, Building No G, "Hari Sparsh Group Housing Project Apartment", Behind Jotish Karyalaya, Barnes School Road, Cantonment Board, Deolali, Village - Bhagur, Taluka - Nashik, District - Nashik, 422401, State - Maharashtra, India belongs to **Mr. Vijay Vasant Rao Bhale**.

Boundaries	:	Building	Flat
North	:	Survey No.305/A/1/1A	Flat No.G-6
South	:	Survey No.307/1	Marginal Space of G-Building
East	:	20 Ft Road	Marginal Space of Building
West	:	Survey No.307/3	Flat No.G-8

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 **₹ 27,93,950.00 (Rupees Twenty Seven Lakh Ninety Three Thousand Nine Hundred Fifty 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 13:51:24 +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



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