

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

## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/11/2024/012644/2309231 27/17-316-RVBS Date: 27.11.2024

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. A-16, 3rd Floor, Wing - A, "Rameshwar Park Apartment", Behind Icon Fitness Hub Unisex Gym, Upendar Nagar, More Mala, Plot No. 81+82, Ambad - Trimurti Chowk Link Road, Village - Ambad Khurd, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 010, State -Maharashtra, Country -India belongs to Shri. Machindra Dyaneshwar Sonawane. Name of Proposed Purchaser is Shri. Aditya Bhagwan Rahane & Sau. Radhika Aditya Rahane.

Boundaries of the property

: Plot No. 83 North

: Gat No. 305 Part South

Plot No. 80 East

18.00 Mtr. Wide Colony Road West

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 ₹ 25,01,070.00 (Rupees Twenty Five Lakh One Thousand Seventy 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. Digitally signed by Manoj Chalikwar

Manoj Chalikwar

DN: cn=Manoj Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbai, email=manoj@vastukala.org, c=IN Date: 2024.11.27 17:09:03 +05'30' Director

Auth. Sigh.

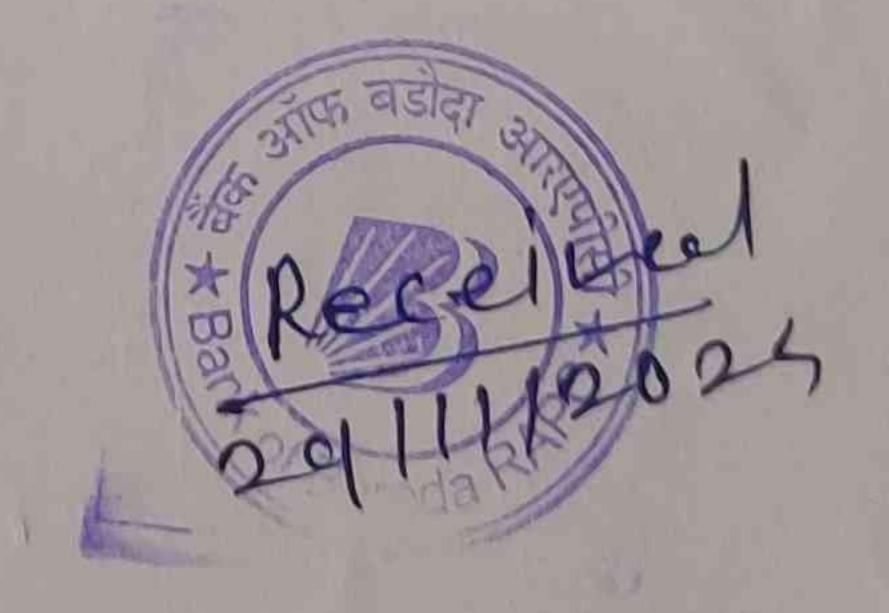


Manoj Chalikwar

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

Emalt noshik@vastukala..co.inl Tel: +91 253 4068262/98903 80564

Our Pan India Presence at:

Nanded Q Mumbai Aurangabad Pune

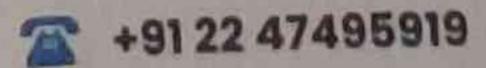
**V** Nashik

Ralkot Indore

Ahmedabad O Delhi NCR Raipur ₽ Jaipur

Regd. Office

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