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MSME Reg No: UDYAM-MH-18-U08561  
An ISO 9001 : 2015 Certified Company  
CIN: U74120MH2010PTC207859

## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/11/2024/012661/2309247  
28/12-332-CCRJ  
Date: 28.11.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 101, 1<sup>st</sup> Floor, "Shreeji Onyx", Plot No. 16, Wadala Pathardi Road, Village - Wadala, Taluka - Nashik, District - Nashik, 422009, State - Maharashtra, India belongs to M/s.Shreeji Onyx Partnership Firm. Name of Proposed Purchaser is Mrs.Shilpa Dattatrey Sonavane & Mr.Dattatray Nilkanth Sonavane.

Boundaries	:	Building	Flat
North	:	25 Ft Colony Road ( Prop 9 Mtrs	Marginal Space and 9 Mtrs Road
South	:	Survey No.106/1 ( Part )	Flat No.102
East	:	Plot No.15	Marginal Space
West	:	Plot No.17	Entrance Lobby

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 ₹ 58,74,000.00 (Rupees Fifty Eight Lakh Seventy Four Thousand 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: 2024.11.28 16:32:34 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBB/RV/07/2018/10366

Bank Of Baroda Empanelment No.: ZO :MZ-ADV:46:941

End.: Valuation report



Nashik: A, 1st Floor, Madhusha Estate, Vrundavan Nagar, Jatra Hanbu Naka Link Road,  
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