Vastu/Nashik/03/2023/30120/45867
04/19-60-RYSH
Date 18.12.2024

VALUATION OPINION REPORT

This is to certify that the property Residential Flat No. 1 & 2, First Floor, **"Aishwarya Residency Apartment"**, Survey No. 53 / 1, Plot No. 1, Near Angel English School, Panchak, Jail Road, Pandit Borade Chowk, Village – Panchak, Taluka & District - Nashik, PIN Code – 422 101, State – Maharashtra, Country – India belongs to Name of Owner: **Shri. Nishant Vishnudas Bairagi.**

Boundaries of the property:

Boundaries	Building (As per Site)	Flat No. 1 (as per Plan)	Flat No. 2 (as per Plan)
North	Road	By Flat No. 2	By Marginal Space
South	Building	By Marginal Space	By Flat No. 1
East	Road	By Lobby, Lift & Staircase	By Lobby, Lift & Staircase
West	Road	By Marginal Space	By Marginal Space

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at **₹ 44,14,500.00 (Rupees Forty Four Lakh Fourteen Thousand Five 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 valuation report.

Hence certified

Recvd

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar Chalikwar

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=C.M.D, email=cmd@vastukala.org, c=IN
Date: 2024.12.18 18:15:25 +05'30'

VASTUKALA CONSULTANTS (I) PVT. LTD. Valuers & Appraisers Architects & Interior Designers Chartered Engineers (I) TEV Consultants Lender's Engineer U74120 MH2010 PTC207869

Director

Auth. Sign.

Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
Encl: Valuation report.