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**Vastukala Consultants (I) Pvt. Ltd.**

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Vastu/Nashik/12/2024/013235/2309702  
20/17-400-RUPBS  
Date: 20.12.2024

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 405, 4<sup>th</sup> Floor, "Dels Murlidhar", Tanaji Chowk, Sutar Lane, Viman Nagar, Village - Ozar, Taluka - Niphad, District - Nashik, Nashik, 422207, State - Maharashtra, India belongs to **M/s. Dels Estate**. Name of Proposed Purchaser is **Sau. Swity Babalu Thapa**.

Boundaries	:	Building	Flat
North	:	Bungalow	Side Margin
South	:	Road	Flat No. 404
East	:	Road	Flat No. 406
West	:	Bungalow & Open Plot C	Side Margin

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 **₹ 34,84,320.00 (Rupees Thirty Four Lakh Eighty Four Thousand Three Hundred Twenty 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: 2024.12.20 17:00:51 +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

*Subject  
Received  
21/12/2024*