

MSME Reg No: UUYAM-MH-18-UU8561 An ISO 9001: 2015 Certified Compani CIN: U74120MH2010PTC20786

## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/12/2024/013389/2309847 28/19-545-RVBS Dete: 28.12.2024

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. C-401, 4th Floor, Wing - C, "Palm Town Apartment", Near Durga Mandir, Kamgar Nagar, Plot No. 17+18+19+20+21, Suyojit Garden Road, Village - Satpur, Taluka -Nashik, District - Nashik, Nashik, PIN Code - 422 007, State - Maharashtra, Country - India belongs to M/s. Vakartunda Properties. Name of Proposed Purchaser is Mr. Shubhankar Chaudhury & Aditi Vasta.

Boundaries	Building	Flat
North	By S. No. 99	By Flat No. C- 404
South	By 9.00 Mtr. Road	By Flat No. B- 402
East	By Adjoining S. No. 100/3	By Side Margin
West	 By Plot No. 12 to 16 in S.No. 100/ 1 +2K	By Flat No. C- 402

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 ₹ 65,70,900.00 (Rupees Sixty Five Lakh Seventy Thousand Nine 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 report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar Consultanta III Pur Lini, ou Mumbui,

Diotally signed by Manoj Challowar DNC C Marco Challiowar o Vastulala Date 2024,12.28 18:00:30 +05'30"

Director

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

Received 30/12/2025

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