

MSME Reg No: UDYAM-MH-18-0083617 An ISO 9001: 2015 Certified Company CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/01/2025/013550/2309967 08/2-86-RVBS Date: 08.01.2025

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 103, 1st Floor, "Shree Vaishnavi Apartment-I", Near Podar International School, Buddha Vihar, Plot No. 28, off Ekta Green Villa Road, Village - Pathardi, Taluka -Nashik, District - Nashik, Nashik, PIN Code - 422 010, State - Maharashtra, India belongs to Shri. Laxman Mangaldas Chavan.

Boundaries	Building	Flat
North	Plot No. 27	Marginal Space
South	Plot No. 29	Flat No. 104
East	9.00 Mtr.Wide Colony Road	Marginal Space
West	S. No. 239/ 2/ 1/ 1	Staircase & Lift

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 ₹ 25,50,500.00 (Rupees Twenty Five Lakh Fifty 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 report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

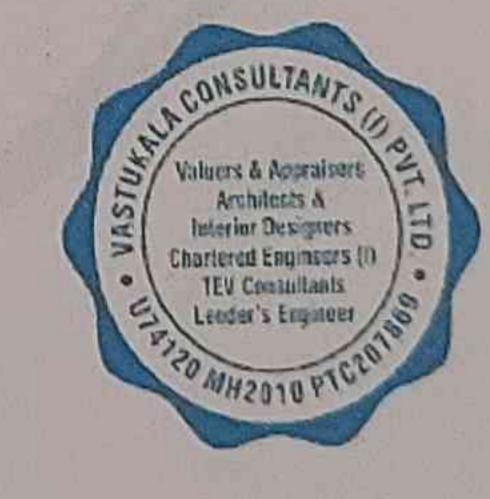
Manoj Chalikwar

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: 2025.01.08 12:06:45 +05'30'

Auth. Sign.

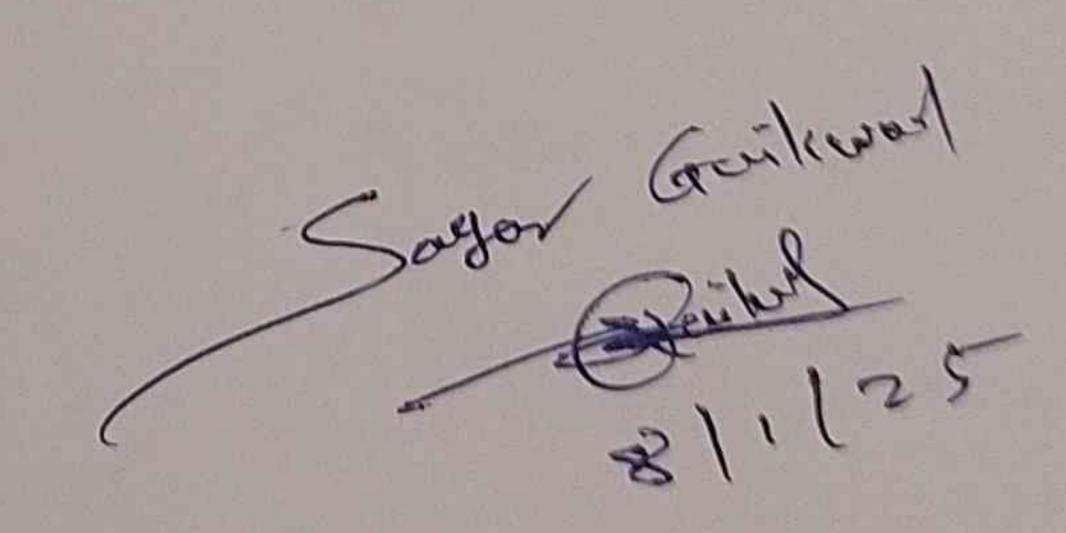


Manoj Chalikwar

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





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