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MSME Reg No: UDYAM-MH-18-00830
An ISO 9001 : 2015 Certified Company
CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/01/2025/013556/2309969
08/4-88-RVBS
Date: 08.01.2025

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1106, 11th Floor, Wing - C, "Parksyde Nest", Phase - III, Opp. To Rasbihari International School, Near Bali Mandir, Hanuman Nagar, Mumbai - Agra Road, Village - Nashik, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 003, State - Maharashtra, Country - India belongs to **Mr. Sagar Rajaram Pradeshi & Mrs. Neha Sagar Pradeshi**.

Boundaries	:	Building	Flat
North	:	Adj. Survey No. 257 Part	Flat No. C-1105
South	:	24.00 Mtr. D.P. Road	B-Wing
East	:	Adj. Survey No. 256/ 2 to 6/ 5	Marginal Space
West	:	Adj. Survey No. 256/ 2 to 6/1 & 6	Duct & Flat No. C-1107

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 **₹ 46,58,000.00 (Rupees Forty Six Lakh Fifty Eight 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: 2025.01.08 12:35:42 +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

Revised 10/01/2025