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Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/01/2025/013561/2309977 08/12-96-RVBS Date: 08.01.2025

MSME Reg No: UDYAM-MH-18-UU8361 An ISO 9001: 2015 Certified Company

CIN: U74120MH2010PTC207869

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 02, 1st Floor, "Dhanlaxmi Apartment", Behind Mehar Dham Bus Stop, Near Patil Bunglows, Ashwamegh Nagar, Plot No. 14, Off Peth Road, Village - Mhasrul, Taluka -Nashik, District - Nashik, Nashik, PIN Code - 422 004, State - Maharashtra, Country -India belongs to Shri. Sandeep Devidas Bhavsar & Amurta Sandip Bhavsar.

Boundaries	:	Building	Flat
North	:	Road	Marginal Space & Road
South	:	Open Plot	Staircase
East		Bungalow	Flat No. 03
West	:	Building	Marginal Space

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 ₹ 19,69,000.00 (Rupees Nineteen Lakh Sixty Nine 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

Digitally signed by Manoj Chalikwar Manoj Chalikwar DN: cn=Manoj Chalikwar, o=Vastukala Consultants (i) Pvt. Ltd., ou=Mumbal, emall=manoj@vastukala.org, c=IN Date: 2025.01.08 16:19:11 +05'30'

Director

Auth. Sian.



Manoj Chalikwar

Govt. Reg. Valuer Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

State Bank of India Empanelment No.: NZO /CR/22-23/39

Encl.: Valuation report

Abhijeet Ahire SBE



Nashik: 4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA

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Our Pan India Presence at:

Nanded Mumbai

♀ Aurangabad ♀ Pune ♀ Indore

Nashik Rajkot

Raipur

Regd. Office

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