

MSME Reg No: UDYAM-MH-18-008361 Regional Offic An ISO 9001: 2015 Certified Company BSNL Building Nashik -422 10 CIN: U74120MH2010PTC207869

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## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/01/2025/013767/2310123 2017-242-PBS Date: 20.01.2025

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 203, 2<sup>nd</sup> Floor, Building No 1, Wing - B, "Divine Park", Plot No. 1, Sector 3352 P, Behind Jankalyan Hospital, Pandav Nagari, Off Wadala - Pathardi Road, Village -Wadala, Taluka - Nashik, District - Nashik, PIN Code - 422 009, State - Maharashtra, India belongs to M/s. Rohan Enterprises. Name of Proposed Purchaser is Mr. Sagar Rajendra Bhandarkar.

Boundaries	Building	Flat
North	Row House	Marginal Space
South	Wing - A & Internal Road	Flat No. B - 204
East	Road	Marginal Space
West	Shradha Garden Building	Staircase, Lobby, Lift & Flat No. B-201

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 ₹ 60,40,100.00 (Rupees Sixty Lakh Forty Thousand One 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.

Auth. Sign.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar DN: cn=Manoj Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbai, email=manoj@vastukala.org, c=IN Date: 2025.01.20 15:01:42 +05'30'

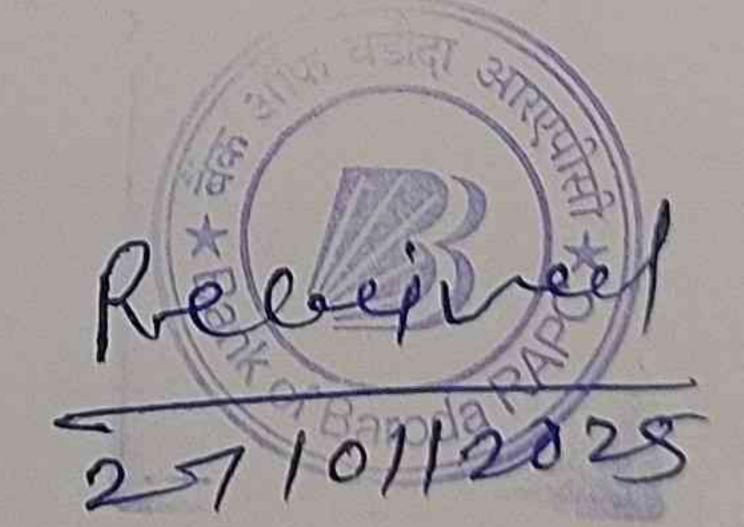
Director

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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