

Vastukala Consultants (I) Pvt. Ltd.

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CIN: U74120MH2010PTC207869

Vastu/Nashik/09/2024/011234/2308197 16/14-203-RVBS Date: 16.09 2024

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

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 105, Stilt 1st Floor, Wing - B, "Sai Ratan Residency Apartment ", Near Utsav Garden & Hall, Datta Mandir, Motwani Road, off Nashik - Pune Road, Village - Deolali, Taluka - Nashik, District - Nashik, Nashik, Pincode - 422 101, State - Maharashtra, India belongs to Mr. Prashant Ramesh Vispute & Mrs. Megha Prashant Vispute.

Boundaries	:	Building	Flat
North	:	Ustav Garden	Side Margin
South	:	Avdah Bungalow	Passage
East		9.00 Mtrs. Colony Road	Marginal Space & C Wing
West	:	Bycto Factory Road & Remaining Area	Entrace & Flat No. 106

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 ₹ 64,90,640.00 (Rupees Sixty Four Lakh Ninety Thousand Six Hundred Forty 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

DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbal,
email=manoj@wastukala.org, c=IN
Date: 2024.09.16 17:15:50 +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

feceived 20100124



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

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