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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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VastuNashik/04/2024/008463/2306137

30/7-278-RYBS

Date: 30.04.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.11, Fourth Floor, " Sagar Nakshatra Apartment ", Survey No. 247/ 2/ 1A, Plot No. 01, Near Sainath Nagar Garden, Sai Nagar, Ayodhya Nagari, Dr. Nanasahab Dharmadhikari Marg, Amrutdham, Village - Nashik, Taluka & District - Nashik, PIN Code – 422003, State – Maharashtra, Country – India. belongs to **Name of Proposed Purchaser: Mr. Sachin Eknath Suryavanshi & Divya Rajendra Bachhav (Alias), Mrs. Divya Sachin Suryawanshi.** Name of Owner: **M/s. Nasa Construction Pvt. Ltd.**

Boundaries of the property.

Boundaries	Building	Flat
North	S. No. 246/ 4 & 5	Flat No. 10
South	Colony Road	Side Margin & Colony Road
East	S. No. 246/ 9B	Side Margin & Plot No. 02
West	S. No. 246/ 9A	Flat No. 12

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at ₹ **25,54,200.00 (Rupees Twenty-Five Lakh Fifty-Four Thousand Two 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 valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Manoj
Chalikwar**
Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

BOB Empanelment No.: ZO:MZ:ADV:46:941

Encl: Valuation report.

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.04.30 17:17:44 +05'30'

Auth. Sign.

Manoj Chalikwar



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