



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.13, Stilt First Floor (2<sup>nd</sup>), E-Wing, "Gangeshwar Residency", Survey No. 260/1+260/2, Near Mauli Clinic, Ekdant Nagar, Village – Ambad Khurd, Taluka – Nashik, District - Nashik, PIN Code – 422 009, State – Maharashtra, Country – India belongs to **Mr. Kundan Pralhad Chaudhari** .

Boundaries of the property.

Boundaries	Building	Flat
North	Gat No.276/1	Flat No.16
South	Gat No.259	Flat No.12
East	Nala, and Gat No.299 Part	Passage, Staircase and Flat No.14
West	Gat No.261	Marginal Space

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 ₹ **20,25,000.00 (Rupees Twenty Lakh Twenty Five 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 valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=INDIA,  
2.5.4.20=9822b6e4ad13d6c3b0c939e2a0639154990021321131,  
1.1.1.1=15279617a1805652, postalCode=400069, st=Maharashtra,  
serialNumber=+1305656ad4c480403a5a8b1c76b63173,  
394e28f2a29a3276b256e, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.03.29 14:45:57 +05'30'

Auth. Sign.



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.



20/3/23

**Nashik** : 4, 1<sup>st</sup> Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)  
E-mail : nashik@vastukala.org, Tel. : +91 253 4068262 / 9890380564

Our Pan India Presence at :

- Mumbai
- Thane
- Delhi NCR
- Aurangabad
- Nanded
- Nashik
- Pune
- Indore
- Ahmedabad
- Rajkot
- Raipur
- Jaipur

**Regd. Office** : 121, 1st Floor, Ackruti Star,  
Central Road, MIDC, Andheri (E),  
**Mumbai** - 400 093, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org