

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 7, 2<sup>nd</sup> Floor, "Swami Darshan", Survey No. 93 / 2 / A, Plot No. 32 + 33, Shivaji Nagar, Near Lokmanya Tilak Garden, Dhruv Nagar Satpur Link Road, Village – Gangapur, Taluka – Nashik, District - Nashik, PIN Code – 422 222, State – Maharashtra, Country – India belongs to **Shri. Rakesh Ratan Vetal & Smt. Kaveri Rakesh Vetal**.

Boundaries of the property.

Boundaries	Building	Flat
North	Road	Flat No. 6 & 10
South	Row House	Marginal Space
East	Row House	Marginal Space
West	Open Plot	Staircase & Lift

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 **₹ 22,63,500.00 (Rupees Twenty Two Lakh Sixty Three Thousand Five 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  
BABURAO  
CHALIKWAR**  
Director

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE  
LIMITED, ou=ADMIN,  
2.5.4.20+9822b6c4fad35dc03e0c39e2685913490cf3d3  
3d41333115279b17a1805652, postalCode=422003  
sn=ManojDarshan,  
serialNumber=41a56a566ab8cc89d0b2a55a8fce3cf6b3  
31bd2e394e28f2e29aa27b2525fc, cn=MANOJ BABURAO  
CHALIKWAR  
Date: 2023.03.29 16:13:56 +05'30'

Auth. Sign.



**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.



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

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

