

Valuation Report Prepared For: JSB / Chandannagar Branch / Mr. Deoram Bhikaji Sadgir (31652/2300825) Page 2 of 23

Vastu/Nashik/05/2023/31652/2300825  
27-11-436-CHV  
Date: 27.05.2023

## VALUATION OPINION REPORT

This is to certify that the property Residential Flat No. 11, Second Floor, "Chintamani Plaza Apartment", Survey No. 445/3/3/1, Plot No.1, Near Chetana Hospital, Tapovan Link Road, Village - Nashik, Taluka - Nashik, District-Nashik, PIN Code - 422 008, State - Maharashtra, Country - India belongs to **Mr. Deoram Bhikaji Sadgir & Mr. Rajesh Deoram Sadgir.**

### Boundaries of the property:

	Building	Flat
North	Open Plot	Flat No.10
South	Road	Flat No.12
East	Road	Marginal Space
West	Building	Lobby Staircase

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 specifications ₹ 46,69,160.00 (Rupees Forty Six Lakh Sixty Nine Thousand One Hundred Sixty 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

**Manoj B. Chalikwar**

Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
Encl: Valuation report.

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., ou=INDIA,  
2.5.4.20-992210c04ad35dc03e0cf31e7e865513590410110311  
15277817a1805652, postalCode=#000000, email=manoj@vastukala.com,  
serialNumber=1, cn=MANOJ BABURAO CHALIKWAR  
c=IN, o=VASTUKALA CONSULTANTS (I) PVT. LTD., ou=INDIA,  
Date: 2023.05.27 17:08:45 +05'30'

Auth. Sign.



*Delivered*  
30/5/23

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