



Valuation Report Prepared For: SBI/ RACC Nashik Branch / Shri. Ravindra Sadashiv Chavhan (31841/2301035)Page 2 of 24

Vastu/Nashik/06/2023/31841/2301035  
09/12-141- RYV  
Date: 09.06.2023

## VALUATION OPINION REPORT

This is to certify that the property Residential Flat No. 306, Third Floor, " **Parishram Residency Co - Op. Housing Society Ltd**", Survey No. 273/ 2/ B/ 1, Plot No. 02, Near Sai Baba Mandir Rajat Park, Datur Mala, Ekdant Nagar, Ambad MIDC Link Road, Village – Ambad khurd, Taluka & District - Nashik, PIN code – 422 010, State – Maharashtra, Country – India. belongs to **Shri. Ravindra Sadashiv Chavhan & Sau. Pooja Ravindra Chavhan**.

### Boundaries of the property:

	Building	Flat
North	Road	Flat No. 305
South	Company	Marginal Space
East	Company/ Road	Marginal Space
West	Road	Staircase/ Lobby

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 **₹ 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**

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., ou=Admin,  
2.5.4.20=86226a64f35d39e6c29e9e89f199e0218841333115,  
2.5.4.7a=86226a64f35d39e6c29e9e89f199e0218841333115,  
serialNumber=41a56a56a6a6c9f06ba55aafca3f0e31731bd2a394,  
emailAddress=manoj@vastukala.com, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.06.13 11:20:25 +05'30'

Auth. Sign.

Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Encl: Valuation report.



[www.vastukala.org](http://www.vastukala.org)

**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](mailto: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** : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), **Mumbai** - 400 072, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
[mumbai@vastukala.org](mailto:mumbai@vastukala.org)