



Valuation Report Prepared For: BOB / Nashik Nagar Branch / Mr. Makarand Mukund Dorle (2303/2301443)

Page 2 of 25

VastuNashik/07/2023/2363/2301443  
 07/01-88-CHV  
 Date: 07.07.2023

**VALUATION OPINION REPORT**

This is to certify that the property bearing Residential Flat No. B-4, Stilt Floor, "Vishwanath Park-C Apartment", Survey No. 704/2B/12+704/2B/13/1(P), TP Scheme No. II, Near Mates Green Fields Lawns, Pramod Nagar, Gangapur Link Road, Village - Nashik, Taluka & District - Nashik, PIN Code – 422 013, State – Maharashtra, Country – India belongs to **Mr. Makarand Mukund Dorle**.

Boundaries of the property.

Boundaries	Building	Flat
North	Road	Open Space/ Side Margin
South	Building	Flat No. B-1
East	Building	Open Space
West	Building	Flat No. B-3

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 ₹ 37,06,000.00 (Rupees Thirty Seven Lakh Six 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.

**Sharadkumar B. Chalikwar**  
 Director

Digitally signed by Sharadkumar B. Chalikwar  
 DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., email=sun@vastukala.org, c=IN  
 Date: 2023.07.07 10:55:58 +05'30'

*[Signature]*  
 Auth. Sign.



**Sharadkumar B. Chalikwar**  
 Govt. Reg. Valuer  
 Chartered Engineer (India)  
 Reg. No. (N) CCIT/1-14/52/2008-09  
 Encl: Valuation report.

*Received 07/07/2023*

Nashik : 4, 1<sup>st</sup> Floor, Madhusha 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 :** 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**