



Vastu/Nashik/07/2023/2470/2301512  
12/12-137-RYV  
Date: 12.07.2023

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Unit No. 203, Ground + First + Second Floor, "United Avenues Apartment - 1", Survey No. 733/1/2/2, Plot No. 02, TPS II No. 488, Near Mahatma Nagar Water Tank & Shrimant Darbar Hotel, Parijat Nagar, Dr. Bs Moonje Marg, Village - Nashik, Taluka & District - Nashik, PIN Code- 422 007, State - Maharashtra, Country India belongs to **Sunita Rajkumar Achara**. Name of Proposed Purchaser: **Shri. Vishal Chaburao Ugale**.

Boundaries of the property.

Boundaries	Plot	Row House
North	Plot	Row House
South	Road	Row House
East	Plot	Side Margin & Row House
West	Road	Road

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 **₹ 1,13,54,640.00 (Rupees One Crore Thirteen Lakh Fifty Four Thousand Six Hundred Forty 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**

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2023.07.12 17:59:58 +05'30'

**Director**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report.

Auth. Sign.



*Received for*  
12/7/23



**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** : 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