



Vastu/Nashik/11/2023/004921/2303398  
06/21-94-RYBS  
Date 06.11.2023

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 02, First Floor, First Floor "Saptashrungi Apartment", Survey No. 3A/ 1/ 2+4/ 1, Plot No. 33, Behind Jijamata Bhosle Udyan & Dasak Police Chowki, Mahalaxmi Nagar, Jail Road, Village – Dasak, Taluka & District - Nashik, PINCode – 422 101, State – Maharashtra, Country – India belongs to **Name of Proposed Purchaser: Shri. Vishal Vijay Shirsat. Name of Owner: Smt. Indumati Bhagwan Ahire & Others Five.**

Boundaries of the property:

Boundaries	Building	Flat
North	Garden	Marginal Space
South	Building	Flat No. 01
East	Garden	Flat No. 03 & Passage
West	Road	Marginal Space & Colony 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 and valued for this particular purpose at ₹ 19,83,400.00 (Rupees Nineteen Lakh Eighty-Three Thousand Four 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.

Sharadkumar  
B. Chalikwar  
Director

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: 2023.11.06 17:12:35 +05'30'

Auth. Sign.



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

*Received*  
*Nalpesh Yelamane*  
*Nashik*

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