

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.5, Ground + Stilt Floor, "Kaushalyanandan Apartment", Survey No.482/1/3B/5, Plot No.5,6,7 & 8, Near Iskon Temple, Vrindavan Colony, General Vaidya Nagar, Pakhal Road, Village - Nashik, Taluka & District - Nashik, PIN Code - 422 011, State - Maharashtra, Country - India belongs to **Shri.Sandip Devidas Chavhan**. Name of Proposed Purchaser: **Shri.Mangesh Ramesh Naik & Sau.Kavita Sandip Chavhan**

Boundaries of the property.

Boundaries	Building	Flat
North	Colony Road	Flat No.1 & 2
South	Plot No.13 to 15	Plot No.13 to 15
East	Colony Road	Staircase & Parking
West	Plot No.9	Garden & Plot No.9

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 ₹ **41,85,450.00 (Rupees Forty-One Lakh Eighty-Five Thousand Four Hundred Fifty 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: 2023.12.13 16:57:57 +05'30'

Auth. Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.



Received  
14/12/23



**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

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**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