



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 102, First Floor, " **Goda Prestige** ", Survey No. Survey No. 338/ 340/ 341, Plot No. 27+ 28, Near Hotel Madhuban, Vishvindu Nagar, Mung sare - Chandshi Road, Village - Jalalpur, Taluka & District - Nashik, PIN Code – 422003, State – Maharashtra, Country – India. belongs to **Name of Proposed Purchaser: Shri. Bharat Sambhaji Ingole & Sau. Rekha Bharat Ingole. Name of Owner: Shri. Atul Bhausaheb Kale & Shri. Shashikant Vaman Khule.**

Boundaries of the property.

Boundaries	Building	Flat
North	Plot No. 29	Marginal Space
South	12.00 M. Wide Road	Flat No. 103
East	Plot No. 51	Marginal Space
West	9.00 M. Wide Road	Staircase & Flat No. 101

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 **₹ 19,97,500.00 (Rupees Nineteen Lakh Ninety Seven 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  
Chalikwar**  
Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Reg. No. IBBI/RV/07/2018/10366

BOB Empanelment No.: ZO:MZ:ADV:46:941

Encl: Valuation report.

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.02.13 10:56:29 +05'30'

Auth. Sign.



13/2/24



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, 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