



## VALUATION OPINION REPORT

This is to certify that the property bearing Office No. 01, First Floor, "Chordiya Sankul", CTS No. 6858, Survey No. 37/ 1A/ 1 & 37/ 1A/ 2, Plot No. 02, Near Jain Mandir, Opp. NMC Ground & Jogging Track, Anand Nagar, Artillery Centre Road, Village - Deolali, Taluka & District - Nashik, PIN Code – 422101, State – Maharashtra, Country – India belongs to **Shri. Atul Jaikumar Divate**.

Boundaries of the property.

Boundaries	Building	Shop
North	Open Plot	Shop No. 2
South	Road	Marginal Space & Road
East	Building	Marginal Space & Lobby
West	Building	Marginal Space

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 **₹18,84,960.00 (Rupees Eighteen Lakh Eighty-Four Thousand Nine Hundred Sixty 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: 2024.04.06 16:11:58 +05'30'

Auth. Sign.)



Revised on 08/04/24



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