



# Vastukala Consultants (I) Pvt. Ltd.

**VASTUKALA**  
CONSULTANTS (I) PVT. LTD.

[www.vastukala.co.in](http://www.vastukala.co.in)

Vastu/Nashik/04/2024/008162/2305916

08/13-55-RYBS

Date: 08.04.2024

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 01, First Floor, "Jadhav Complex Building No. 01", Survey No. 21/ 7, Plot No. 26, Near Yeola Paithani Saree, Badgaun Balhe, off Aurangabad Nashik Road, Village - Yeola, Taluka - Yeola, District - Nashik, PIN Code – 423 401, State – Maharashtra, Country – India, belongs to **Name of Proposed Purchaser: Sau. Ashwini Ramdas Chavan. Name of Owner: Sau. Sarala Nilesh Jadhav.**

Boundaries of the property.

Boundaries	Building	Flat
North	Colony Road	Colony Road
South	Adj. S. No.	Adj. S. No.
East	Plot No. 25	Plot No. 25
West	Colony Road	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 for this particular purpose at **₹ 30,87,000.00 (Rupees Thirty Lakh Eighty-Seven Thousand 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**

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.04.08 18:37:51 +05'30

Auth. Sign.

**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



*Tanveer Anwar*  
*Keena*

**Nashik:** 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA  
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