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MSME Reg No: UDYAM-MH-18-0083617

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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/04/2024/008355/2306053

23/10-192-RYBS

Date: 23.04.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Bungalow on Plot No. 04, Basement + Ground + First Floor, Survey No. 7/ 4/ 1, Near Sacred Heart Convent High School, Kalpataru Nagar, Jaydeep Nagar, Wadala Road, Village - Wadala, Taluka - Nashik, District - Nashik, PIN Code - 422 006, State - Maharashtra, Country - India, belongs to **Shri. Shaikh Niyaz Ahmed Abdul Vahid**.

Boundaries of the property.

Boundaries	Plot No. 04
North	S. No. 7/ 3
South	7.50 M. Colony Road
East	Plot No. 05
West	Plot No. 03

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 Fair Market Value for this particular purpose at ₹ 95,43,820.00 (Rupees Ninety-Five Lakh Forty-Three Thousand Eight Hundred Twenty 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: 2024.04.23 17:43:43 +05'30'

Auth. Sign.



Handwritten signature and stamp



Nashik: 4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA
Email: nashik@vastukala.co.in | Tel : +91 253 4068262/98903 80564

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Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai** :400072, (M.S.), India

☎ +91 22 47495919

✉ mumbai@vastukala.co.in

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