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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: PNB / Canada Corner Branch / Jayashree Vasant Gawali (008383/2306361) Page 2 of 24

VastuNashik/05/2024/008383/2306361
17/17-221-RPRJ
Date: 17.05.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 44, 6th Floor, "Vithal Darshan Apartment", Survey No. 194/ A/ Plot/ 70/ 195/ A/ Plot/ 89, Plot No. 70 + 79, Opp. Shri Vithal Rukmini And Sant Savta Maharaj Mandir, Sant Narahari Maharaj Road, Village – Pimpalgaon Bahula, Taluka & District - Nashik, PIN Code – 422 006, State – Maharashtra, Country – India belongs to M/s: Niwas Developers Name of Proposed Purchaser: Jayashree Vasant Gawali.

Boundaries of the property.

		As per Site	As per Site
North	:	Building	Flat No. 41 & Lobby
South	:	Road	Marginal Space
East	:	House & Open Plot	Flat No. 45
West	:	Road	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 and valued for this particular purpose at ₹ 24,91,500.00 (Rupees Twenty-Four Lakh Ninety-One 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.

Sharadkumar Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

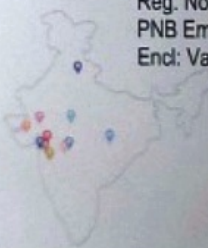
Reg. No. (N) CCIT/1-14/52/2008-09

PNB Empanelment No. ZO:SAMD:1138

Encl: Valuation report.

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai, email=csd@vastukala.org,
c=IN
Date: 2024.05.17 17:52:51 +05'30'

Auth. Sign.



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 4068262/88603 60564

Our Pan India Presence at :

Nanded Thane Ahmedabad Delhi NCR
Mumbai Nashik Raikot Raipur
Aurangabad Pune Indore Jalpur

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
www.vastukala.co.in