



VASTUKALA

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MSME Reg No. UDYAM-MH-18-0023517  
An ISO 9001 : 2015 Certified Company  
CIN: U74120MH2010PTC207859

## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report 15/25 Regional Office: Shri. Laxman Harishchandra Lahamage, CCIT/1-14/52/2008-09 Page 7 of 25

Vastukala No. 05/2024/00899/1008506  
25/06/2024  
Date: 26/06/2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row Bungalow on Plot No.30 Ground + First Floor " Saipushpa Row Bungalows " Survey No.45/6/1, Behind Panoharabi Tours & Travels, Samarth Nagar Village - Makhmalabad, Taluka & District - Nashik, PIN Code - 422 004, State - Maharashtra, Country - India, belongs to Shri. Prakash Pawji Gajare. Name of Proposed Purchaser: Shri. Laxman Harishchandra Lahamage & Sau. Anita Laxman Lahamage

Boundaries of the pr

Boundaries	Plot	Row House
North	Plot No.34	Plot No.31
South	Plot No.36	Plot No.29
East	9.00-Meter-wide Colony Road	9.00-Meter-wide Colony Road
West	Rain Drain	Rain Drain

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 ₹ 39,63,600.00 (Rupees Thirty-Nine Lakh Sixty-Three Thousand Six 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

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=cnd@vastukala.org, c=IN  
Date: 2024.06.29 17:56:14 +05'30'

Auth. Sign.

Sharadkumar B. Chalikwar  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09  
Encl: Valuation report.



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Our Pan India Presence at :

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Nanded Nashik Rajkot Raipur  
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