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 mee nunni Jadhav
 Ashwasi Jadhav
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 NAME

MSME Reg No: UUYAM-MH-18-00836
 An ISO 9001 : 2015 Certified Company
 CIN: U74120MH2010PTC207861



Vastukala Consultants (I) Pvt. Ltd.

Valuation Report: BOM / Indira Nagar Branch / Shri.Yogesh Anton Galkwad (009411/2308948) Page 2 of 26

Vastu/Nashik/06/2024/009411/2308948
 27/21-352-CCPJ
 Date: 27.06.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.3, First Floor, Wing-B "Anvesha Avenue", Survey No.56/1/56/2/Plot/35/36/6, Plot No.35,36 & 6, Near Baban Lawns, Dharmaji Colony, Gangapur Satpur Link Road, Village - Gangapur, Taluka & District - Nashik, PIN Code - 422 007, State - Maharashtra, Country - India belongs to Shri.Yogesh Anton Galkwad & Jijabal Balu Kadam (Before Marriage) Sau.Jijabal Yogesh Galkwad (After Marriage)

Boundaries of property

Boundaries	Plot No.35	Plot No.36	Plot No.6	Flat
North	Colony Road	Colony Road	Survey No.56/1	Staircase
South	Survey No.56/2	Survey No.56/2	40 Ft Road	Side Margin
East	Plot No.34	Plot No.35	Plot No.7	Flat No.2
West	Plot No.36	Plot No.37	Plot No.5	Flat No.4

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 ₹ 22,74,000.00 (Rupees Twenty-Two Lakh Seventy-Four 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: 2024.06.28 10:38:39 +05'30'

(Handwritten Signature)
 Auth/Sign.



Director

Manoj B. Chalikwar
 Registered Valuer
 Chartered Engineer (India)
 Reg. No. CAT-I-F-1763
 BOM Emp. No. AX33/CREMON/Valuer / Empanelment/2021-22
 End: Valuation report.



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