



MSME Reg No: UDYAM-MH-18-UU8561  
 An ISO 9001 : 2015 Certified Company  
 CIN: U74120MH2010PTC207861

## Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 26

Vastu/Nashik/07/2024/009534/2307031  
 02/16-35-CHBS  
 Date: 02.07.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.302, Third Floor, Wing-D " Garden County", Survey No.307/2, Plot No.1 to 5, Near Ganesh Mandir, Vrindavan Nagar, Village – Adgaon , Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India belongs **Mr.Sahebrao Sampatrao Gawale & Mrs.Apurva Sahebrao Gawale**

Boundaries of the property.

Boundaries	Building	Flat
North	12.00 Mtr Road	Garden
South	Survey No.307 Part	Flat No. D-301
East	9.00 Mtr Road	Flat No. D-303
West	12.00 Mtr Road	Wing-B

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 ₹ 65,99,880.00 (Rupees Sixty-Five Lakh Ninety-Nine Thousand Eight Hundred Eighty 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 B. Chalikwar**  
 Director

Digitally signed by Sharadkumar B. Chalikwar  
 DN: cn=Sharadkumar B. Chalikwar,  
 ou=Vastukala Consultants (I) Pvt. Ltd.,  
 ou=CMD, email=cmd@vastukala.org, c=IN  
 Date: 2024.07.02 16:54:46 +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.



Recd B

Nashik: 4, 1st Floor, Madhushing Estate, Vrindavan Nagar, Jyoti Nandanu Road Link Road, Adgaon, Nashik-422003 (M.S.), INDIA  
 Email: nashik@vastukala.co.in | Tel: +91 253 400203/0000 00004

Our Pan India Presence at:

- 📍 Mumbai
- 📍 Thane
- 📍 Ahmedabad
- 📍 Delhi NCR
- 📍 Hyderabad
- 📍 Nashik
- 📍 Raipur
- 📍 Bangalore
- 📍 Pune
- 📍 Jaipur

**Regd. Office**

81-001, U/B Floor, BOOMERANG, ChandraVidya Park Road, Powai, Andheri East, Mumbai-400072, (M.S.), India

+91 22 47400010  
 mumbai@vastukala.co.in  
 www.vastukala.co.in