



VASTUKALA

Engineering Consultants

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Vastukala Consultants (I) Pvt. Ltd.

MSTB Reg No: UJYAM-MH-037453
An ISO 9001: 2015 Certified Company
CIN: U74120MH2010PTC207886

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VastuNashik/07/2024/009837/2307027

02/12-31-00RJ

Date: 02.07.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Bungalow on Plot No.13, Ground Floor, Survey No.104/2/2/2/1, Behind Swami Vivekanand Madhyamik Vidyalaya, Shraddha Vihar, Wadala Pathardi Road, Village - Wadala, Taluka - Nashik, District - Nashik, PIN Code - 422 006, State - Maharashtra, Country - India, belongs to Sau.Ujwala Santosh Magar.

Boundaries of the property

Boundaries	Plot No. 04
North	Plot No. 12
South	Survey No.104/2/2/3 Part
East	Plot No. 14
West	7.50 M. Colony Road

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 ₹ 71,02,614.00 (Rupees Seventy-One Lakh Two Thousand Six Hundred Fourteen 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-4-F-1763
Reg. No. 1681/RV/07/2018/10366
BOB Registration No. ZO-MZ-ADV-46/941
End: Valuation Report

Digitally signed by Manoj Chalikwar
On certifying Chalikwar, on Vastukala
Consultants (I) Pvt. Ltd., vascukala
@vastukala.co.in, on 02/07/2024
Date: 2024-07-02 15:55:21 +05'30'



Auth. Sign.

02-07-2024

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Our Partner Firms:

• **Architects:** • **Structural Engineers:** • **Geotechnical Engineers:**
• **Planners:** • **Hydraulics:** • **Soil Testing:** • **Geology:**
• **Assessors:** • **Surveyors:** • **Cost Estimation:**

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