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MSME Reg NO: UDYAM-MH-18-UU830

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC20786

## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/08/2024/010333/2307591  
07/14-69-RV/BSCC  
Date: 07.08.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No. 8, Upper Ground Floor, +Mezzanine Floor, Opp. to Kalika Mandir, Mumbai Naka, Old Agra Road, Plot No. 82, New/Current Survey No. 547 / B/ 2B/ 3/ 1+2+3, CTS No. 7063 1A+7063/ 1B+7063/ 1C, Village - Nashik, District - Nashik, Nashik, 422 001, State - Maharashtra, India belongs to Mr. Deepak Kalyanji Chande.

| Boundaries | : | Building                         | Shop                |
|------------|---|----------------------------------|---------------------|
| North      | : | S.No. 547(P)                     | Side Margin & Entry |
| South      | : | 1.50 M Wide Space For Plantation | Side Margin & Entry |
| East       | : | 18.00 M. Wide Road               | Shop No.9           |
| West       | : | 18.00 M. Wide Road               | Shop No.7           |

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at ₹ 8,11,68,000.00 (Rupees Eight Crore Eleven Lakh Sixty Eight 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 report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
Chalikwar  
Director

Digitally signed by Sharadkumar Chalikwar  
(CN=Sharadkumar Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=sharad@vastukala.co.in, c=IN)  
Date: 2024.08.07 11:35:34 +05'30'

Auth. Sign.



Sharadkumar Chalikwar  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. [N]C.C.I.T/I -14/52/2008-09  
Union Bank of India Empanelment No.: RO/CR/30129/ 2020-21

End.: Valuation report

**Nashik:** A, 1st Floor, Madhusha Etila, Vitumbhawan Nagar, Jyoti Nagar, Naka Link Road,  
Abygaon, Nashik - 422002 (M.S.), INDIA  
Email: nashik@vastukala.co.in | Tel: +91 203 400202/99903 9084

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**Regd. Office**

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road,  
Powai, Andheri East, Mumbai - 400072, (M.S.), India

+91 22 47489918  
mumbai@vastukala.co.in  
www.vastukala.co.in