



# Vastukala Consultants (I) Pvt. Ltd.

www.vastukala.co.in

Page 2 of 27  
Vastu/Nashik/08/2024/010367/2307575  
06/12-53-CCRJ  
Date: 06.08.2024

## 1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and House on Tenement No. N-53/V/H/16/3, Ground + First Floor, Fifth Scheme, Neighborhood Vaishakh Sector, Behind Shree Swami Samarth Kendra, Patil Nagar, Village – CIDCO, Taluka – Nashik, District – Nashik, Pin Code – 422 008, State - Maharashtra, Country – India belongs Smt.Ratnabai Shantaram Wani Name of Proposed Purchaser: Shri.Yash Sunil Saundane

Boundaries of the property.

- North : Tenement No.N53/V/H/16/4
- South : Tenement No.N53/V/H/16/2
- East : Marginal Space
- West : 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 is ₹ 23,40,413.00 (Rupees Twenty-Three Lakh Forty Thousand Four Hundred Thirteen 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 Chalkwar

Digitally signed by Manoj Chalkwar  
DN: cn=Manoj Chalkwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.08.06 17:31:15 +05'30'

Auth. Sign.



Manoj B. Chalkwar  
Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
Reg. No. IBB/RV/07/2018/10366  
BOB Empanelment No.: ZO/MZ/ADV/46/941  
End: Valuation Report

Received  
8/11/24  
[Signature]



Head Office: A, 1st Floor, Madhwalaha Ekk, Vastukar Nagar, Jyoti Khandy Nagar, Laxmi Road,  
Adgaon, Mumbai - 400002 (M.S.), India  
Phone: 9820499999/9820499999 Fax: +91 255 4050000/9820499999

Our Pan India Presence at

- Ahmedabad
- Bangalore
- Chennai
- Delhi
- Hyderabad
- Kolkata
- Lucknow
- Mumbai
- Pune
- Raipur
- Thane
- Varanasi
- Jaipur

Branch Office:  Ahmedabad  Bangalore  Chennai  Delhi

Regd. Office

B1-D01, U/B Park, BCSMERANG, Chhatrapati Shivaji Maharaj  
Park, Andheri East, Mumbai - 400072, (M.S.), INDIA

+91 22 47468892

mumbai@vastukala.co.in

www.vastukala.co.in