



www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-0783607
An ISO 9001 : 2015 Certified Company
CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 25

Vastu/Nashik/08/2024/010382/2307911
28/B-389-CHBS
Date: 29.08.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Land and Hospital Building on Plot No.3+5, Survey No.717/3, Final Plot No.466,TP Scheme No.II, Near K. B. H. Vidyalaya, Opp. Vasant Market Canada Corner, Yashwant Colony, Patil Colony, Village - Nashik, Taluka & District - Nashik,PIN - 422 005, State - Maharashtra, Country - India belongs to Dr.Sri.Manoj Bhawarilal Chopda & Dr.Sau.Rashmi Manoj Chopda

Boundaries of the property.

	Plot No.3	Plot No.5
North	Plot No.4	Plot No.6
South	Road	Road
East	Plot No.5	Plot No.7
West	Plot No.1	Plot No.3

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 valued for this particular purpose at ₹ 21,05,43,093.00 (Rupees Twenty-One Crore Five Lakh Forty-Three Thousand Ninety-Three 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-I-F-1763
BOI Empanelment No.: MNZ/C&IC/VAL19-20
End: Valuation report.

*(Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.co.in, c=IN
Date: 2024.08.29 16:55:07 +05'30')*
Auth. Sign.



Nashik: 4, 1st Floor, Madhushahi Lake, Vrindavan Road, Jantar-Bandur Nashik Link Road
Address: Nashik-422003 (M.S.), INDIA
Email: manoj@vastukala.co.in | Tel: +91 253 498042/498043

- Our Pan India Presence at
- Mumbai
 - Pune
 - Hyderabad
 - Bangalore
 - Chennai
 - Kolkata
 - Jaipur
 - Lucknow
 - Delhi
 - Chandigarh
 - Gurgaon
 - Bhopal
 - Patna
 - Ranchi
 - Dispur
 - Guwahati
 - Agartala
 - Imphal
 - Kohima
 - Dispur

Regd. Office
B1-001, U/B Park, BODAFRANG, Chembur East, Form B Road,
Powai, Andheri East Mumbai-400072 (M.S.), INDIA
+91 22 47448919
mumbai@vastukala.co.in
www.vastukala.co.in

mumbai@vastukala.co.in
www.vastukala.co.in