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## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: BOI/ Indira Nagar Branch / Shri. Rahul Pratap Mahale (10505/2307628) Page 2 of 24

Vastu/Nashik/08/2024/10505/2307628  
09/13-106-CHV  
Date:09.08.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat Nos. 10 & 11, Fourth Floor, "Nilkanth Residency", Survey No. 320/3/1, Plot No. 8, Near Strawberry English Medium School, Murlidhar Vyas Colony, Pathardi Phata, Village- Pathardi, Taluka & District - Nashik, PIN Code - 422 010, State - Maharashtra, Country - India belongs to Shri. Rahul Pratap Mahale.

Boundaries of the property.

- North : Row House
- South : Building and Road
- East : Building
- West : Bungalow

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 ₹ 42,03,200.00 (Rupees Forty Two Lakh Three Thousand Two Hundred 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  
Chalikwar

Director

Sharadkumar B. Chalikwar  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09  
Encl: Valuation report.

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
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Date: 2024.08.09 17:48:52 +05'30'

Auth. Sign.



*Receiver*  
*Kalsh*

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