

# Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 22  
Vastu/Nashik/08/2024/010807/2307858  
26/4-336-CHRJ  
Date: 26.08.2024

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Bungalow on **Plot No.14**, Survey No.574/2, Final Plot No.69, CTS No.7204, TP Scheme No.II, Opposite Shree Lunch Home, Bhagwant Nagar, Dr.Homi Bhaba Nagar Bhaba Nagar Road, Mumbai Naka, Village – Nashik, Taluka & District - Nashik, PIN - 422 011, State - Maharashtra, Country – India belongs to **Sau.Nilam Arvind Agrawal & Shri.Arvind Mithailal Agrawal**.

Boundaries of the property.

North : 25 Ft Colony Road  
South : Survey No.575  
East : Plot No.15  
West : Open Space

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 **₹ 10,97,28,852.00 (Rupees Ten Crore Ninety Seven Lakh Twenty Eight Thousand Eight Hundred Fifty Two 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  
Encl: Valuation report.

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.08.26 14:48:46 +05'30'

Auth. Sign.

