

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No. S13, Ground Floor, "Samarth Dreams", Near Trikoni Bangala, Ayodhya Nagari, Plot No. 1+2, New/Current Survey No. 226/ 1/ 1/ 1/ 1, Meri-Rasbihari link road, Village - Nashik, Taluka - Nashik, District - Nashik, Nashik, Pin Code-422 001, State - Maharashtra, Country - India belongs to **MR. Sanjay Nivrutti Gaikwad**.

Boundaries	:	Building	Shop
North	:	Adj. Survey No. 227	Shop No. S-14
South	:	7.50 Mtr. Wide Colony Road	Shop No. S-12
East	:	18.00 Mtr. D.P. Road	18.00 Mtr. D.P. Road
West	:	Plot No. 3 to 9	Parking of Building

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 **₹ 22,67,510.00 (Rupees Twenty Two Lakh Sixty Seven Thousand Five Hundred Ten 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.**

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.09.11 16:32:28 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Bank Of Baroda Empanelment No.: ZO :MZ:ADV:46:941

Encl.: Valuation report

Received
12/9/25

Nashik: 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA
Email: nashik@vastukala.co.in | Tel : +91 253 4068262/98903 80564

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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 47495919

✉️ mumbai@vastukala.co.in

🌐 www.vastukala.co.in

