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### Vastukala Consultants (I) Pvt. Ltd.

Vastu/Nashik/09/2024/011329/2308264  
20/17-270-RUPBS  
Date: 20.09.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. B-4, 1<sup>st</sup> Floor, "Samarth Park", Behind Diamond Residency, Plot No. 58 to 71, Sanju Nagar, off Ambad Satpur Link Rd, Village - Chunchale, Taluka - Nashik, District - Nashik, Nashik, 422007, State - Maharashtra, India belongs to Shri. Ajay Lalbahadur Jalsawal & Sau. Sunita Ajay Jaisval.

Boundaries	:	Building	Flat
North	:	Adj. Property	Flat No. B-5
South	:	7.50 M Wide Colony Road( Planned 9.00 M Wide Colony Road	Marginal Space
East	:	4.50 M Wide Pathway	Marginal Space
West	:	9.50 M Wide Pathway	Passage, Duct & Flat No. B-07

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 ₹ 14,41,800.00 (Rupees Fourteen Lakh Forty One Thousand Eight 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 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: 2024.09.20 17:49:13 +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

*Manoj Chalikwar*  
Super Engineer  
23/9/24

End.: Valuation report

Nashik: 4, 1st Floor, Madhusha Estate, Vrundavan Nagar, Jyoti Hanshi Naka Link Road,  
Adgaon, Nashik-422003 (M.S.), INDIA  
Email: nashik@vastukala.co.in | Tel: +91 253 4060292/98903 60664

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#### Regd. Office

B1-001 U/B Floor, BOOMERANG, Chandivli Farm Road,  
Powai, Andheri East, Mumbai -400072, (M.S.), India  
 +91 22 47495019  
 mumbai@vastukala.co.in  
 www.vastukala.co.in