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# Vastukala Consultants (I) Pvt. Ltd.

Valuation Report / BOB / R.O. Nashik Road Branch / Shri. Ganesh Jankiram More & Others (011378/2308288) Page 2 of 26

MSME Reg No: UDYAM-MH-18-UU8301  
An ISO 9001 : 2015 Certified Company  
CIN: U74120MH2010PTC207861

Vastu/Nashik/09/2024/011378/2308288  
21/21-294-RYBS  
Date: 21.09.2024

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row Bungalow on Plot No. 61, Ground Floor + First Floor, "Kalanagar Row Bungalow", Survey No. 126/ 3/ 2/ 2, Opp. to Sushil Nagari Co-Op Housing Society, Asha Nagar, Village – Mhasrul, Taluka - Nashik & District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India. belongs to Name of Proposed Purchaser: Shri. Milind Chandrakant Chavan. Name of Owner: Shri. Karan Rajendra Bhamre.

Boundaries of the property.

Boundaries	Plot No. 61
North	Chari
South	Plot No. 60
East	Plot No. 62
West	9.00 M. Colony Road

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 for this particular purpose at ₹ 50,91,100.00 (Rupees Fifty Lakh Ninety-One Thousand One 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  
End: Valuation report,

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=sharad@vastukala.org, c=IN  
Date: 2024.09.21 17:08:41 +05'30'

*[Handwritten Signature]*  
Auth. Sign.



*[Handwritten Signature]*  
23/09/24



Nashik: 4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik- 422003 (M.S.), INDIA  
Email: nashik@vastukala.co.in | Tel: +91 253 4068262/98983 80564

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### Regd. Office

BI-001, U/B Floor, BOOMERANG, Chendivoli Farm & Powai, Andheri East, Mumbai-400072, (M.S.), India  
+91 22 47499919  
mumbai@vastukala.co.in  
www.vastukala.co.in