



www.vastukala.co.in

MSME Reg No: UDYAM-MH-13-008561  
An ISO 9001 : 2015 Certified Company  
CIN: U74120MH2013PTC0366

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

Page 2 of 28

Vastu/Nashik/10/2024/011721/2308587  
10/5-127-CC88  
Date: 10.10.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 13, 4<sup>th</sup> Floor, "Shivkanya Heights", Khutwad Nagar, ITI Ambad Link Road, Village - Kamatwade, Taluka - Nashik, District - Nashik, 422010, State - Maharashtra, India belongs to Shri.Sandip Rajendra Shewale & Sau.Rakhi Sandip Shewale .

Boundaries	:	Building	Flat
North	:	Plot No.53,54 & 55	Side Margin
South	:	9.00 Meter Colony Road	Flat No.14 & Lift
East	:	Plot No.58	Side Margin
West	:	Plot No.61	Passage & Staircase

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 ₹ 35,62,400.00 (Rupees Thirty Five Lakh Sixty Two Thousand Four 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

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.10.10 16:41:18 +05'30'

Director

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  
15/10/24

**Nashik:** A, 1st Floor, Madhuksha Eklie, Vrundavan Nagar, Jatro Bandu Naka Link Road,  
Adgaon, Nashik-422003 (M.S.), INDIA  
**Email:** nashik@vastukala.co.in **Tel:** +91 253 4088282/88803 80584

**Our Pan India Presence at**

#### Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandival Form Road,  
Powai, Andheri East, Mumbai-400072, (M.S.), India  
**+91 22 47499919**  
**mumbai@vastukala.co.in**  
**www.vastukala.co.in**