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MSME HSG NO: UUYAM-MH-10-UUSP

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC20786

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

Valuation Report: BOB / Regional Office / Shri.Rahul Gulabrao Chavan (12046/2308787) Page 2 of 24

VastuNashik/10/2024/12046/2308787  
243-327-CCPJ  
Date: 24.10.2024

**VALUATION OPINION REPORT**

This is to certify that the property bearing Residential Row House No.10, Ground + First Floor," Satyabhama Row Houses ", Survey No.311/A,Plot No.11 to 16, Behind Ambad Vajan Kata , Pathardi Link Road, Ambad Uttam Nagar Road, Village - Ambad, Taluka - Nashik, District - Nashik, PIN Code - 422 010, State - Maharashtra, Country -India belongs to Shri.Rahul Gulabrao Chavan

Boundaries of the property.

| Boundaries | Row House                        |
|------------|----------------------------------|
| North      | Row House No.11                  |
| South      | Row House No.9                   |
| East       | Front Side Margin & Colony Road  |
| West       | Back Side Margin & Compound Wall |

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 ₹ 35,50,120.00 (Rupees Thirty-Five Lakh Fifty Thousand One Hundred Twenty 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., email=sharikumar@vastukala.co.in,  
date=2024.10.24 11:52:55 +05'30'

Auth. Sgn.



*Arvind Darye*  
*1-10-2024*

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Our Team works throughout all  
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