



VASTUKALA
Valuation Experts

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-008561

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207861

Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 22

Vastu/Nashik/10/2024/012112/2308884
28/3-424-CCRJ
Date: 28.10.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 12, 4th Floor, Wing - B, "Shree Gajanan Residency Apartment", Opp.Gajanan Maharaj Mandir, Plot No. 61+62, Prashant Nagar, Pathardi Phata, Village - Pathardi, Taluka - Nashik, District - Nashik, 422010, State - Maharashtra, India belongs to **Shri.Pramod Ramakant Chaudhari & Sau.Deepali Pramod Chaudhari**.

Boundaries	:	Building	Flat
North	:	Plot No.60	Marginal Space
South	:	7.5 Meter wide Colony Road & Plot No.63	Flat No.B-11
East	:	7.5 Meter wide Colony Road	Staircase & Lobby
West	:	Survey No.315/1	Marginal Space

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 **₹ 62,48,700.00 (Rupees Sixty Two Lakh Forty Eight Thousand Seven 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: 2024.10.28 13:11:00 +05'30'

Director

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Punjab National Bank Empanelment No.: REF : ZO:SAMD:1138

Encl.: Valuation report

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

Our Pan India Presence at :

Nanded Thane Ahmedabad Delhi NCR
Mumbai Nashik Rajkot Raipur
Aurangabad Pune Indore Jaipur

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