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MSME Reg No: UDYAM-MH-18-UU8561  
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An ISO 9001 : 2015 Certified Company  
CIN: U74120MH2010PTC207861

# Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/11/2024/012490/2309151  
22/3-236-CCRJ  
Date: 22.11.2024

## 1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Proposed Bungalow on C.T.S No.204 & 205, Ground + First Floor, Near Sagar Kirana Store, Village- Dhakambe, Taluka – Dindori, District – Nashik, Pin Code – 422 004, State - Maharashtra, Country – India belongs Shri.Sudhir Nivrutti Kedar.  
Boundaries of the Property:

	CTS No.204	CTS No.205
North	Property of Mr.Pralhad Avhad	CTS No.206
South	Property of Mr.Balasaheb Laxman Avhad	CTS No.204
East	Property of Executing Party	Part of CTS No.205
West	Road	Open Space

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 and Fair Market Value for this particular purpose ₹ 69,12,750.00 (Rupees Sixty-Nine Lakh Twelve Thousand Seven Hundred Fifty Only). As per Site Inspection Construction Work Yet Not Started on Site.

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 B. Chalikwar  
Director

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2024.11.22 12:08:57 +05'30'

Auth. Sign.



Sharadkumar B. Chalikwar  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09  
End: Valuation report

Received  
20/11/24

**Nashik:** 4, 1st Floor, Madhwaraj Estate, Vrudhavan Nagar, Jyoti Nambur Road Link Road, Adgaon, Nashik-422003 (M.S), INDIA  
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**Our Pan India Presence at:**

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