

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

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Vastu/Nashik/12/2024/013357/2309818  
31/11-516-CCRJ  
Date: 27.12.2024

**VALUATION OPINION REPORT**

This is to certify that the property bearing Residential Flat No. 507, 5<sup>th</sup> Floor, "Dinkar Heights", Opp. Sevakunj, Near Nimani Bus Stop, Panchavati Road, Village - Nashik, Taluka - Nashik, District - Nashik, 422001, State - Maharashtra, India belongs to **Mr.Gosavi Kunal Nimnath & Mrs.Kalpna Minnath Gosavi**.

Boundaries	:	Building	Flat
North	:	Old Mumbai Agra Road	Lobby
South	:	7.5 Mtrs Colony Road	Side Marginal Space
East	:	Old Mumbai Agra Road	Office No.506
West	:	Property of Panchavati Panjrapol	Lobby

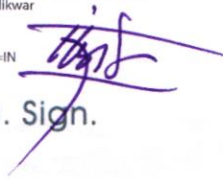
Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 27,30,000.00 (Rupees Twenty Seven Lakh Thirty Thousand 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.**  
**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: 2024.12.27 16:37:06 +05'30'



Auth. Sign.



**Sharadkumar Chalikwar**  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. [N]C.C.I.T/I -14/52/2008-09  
Union Bank of India Empanelment No.: RO/CR/30129/ 2020-21

Encl.: Valuation report

**Nashik:** 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA  
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**Regd. Office**

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