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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/01/2025/013550/2309967

08/2-86-RVBS

Date: 08.01.2025

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 103, 1<sup>st</sup> Floor, "Shree Vaishnavi Apartment-I", Near Podar International School, Buddha Vihar, Plot No. 28, off Ekta Green Villa Road, Village - Pathardi, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 010, State - Maharashtra, India belongs to **Shri. Laxman Mangaldas Chavan.**

Boundaries	:	Building	Flat
North	:	Plot No. 27	Marginal Space
South	:	Plot No. 29	Flat No. 104
East	:	9.00 Mtr.Wide Colony Road	Marginal Space
West	:	S. No. 239/ 2/ 1/ 1	Staircase & Lift

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 ₹ 25,50,500.00 (Rupees Twenty Five Lakh Fifty Thousand Five 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**  
Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2025.01.08 12:06:45 +05'30'

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

*Sayon Chalikwar*  
*8/1/25*

Encl.: Valuation report



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