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## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/01/2025/013557/2309972

08/7-91-RUPSP

Date: 08.01.2025

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 303, 3<sup>rd</sup> Floor, "SHREEDHAM APARTMENT", Near Saptashrunji Mata Mandir, Awasthi Niwas, Plot No. 1 & 2, Maratha Nagar, Canal Road, Village - Dasak Shiwar, Taluka - Nashik, District - Nashik, Nashik, 422101, State - Maharashtra, India belongs to **Mr. Ashok Radhakisan Dhavale & Mrs. Ganga Ashok Dhavale**.

Boundaries	:	Building	Flat
North	:	Flat No. 304	Row House
South	:	Lift	Road
East	:	Flat No. 302	Row House
West	:	Duct & Lobby	Road

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 **₹ 23,40,800.00 (Rupees Twenty Three Lakh Forty Thousand Eight 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 16:16:30 +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

Encl.: Valuation report



Received  
09/10/2025