

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

Valuation Report : UBI / Ambad Branch / Shri. Sandeep Eknath Naik & Others (013638/2310036)

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Vastu/Nashik/01/2025/013638/2310036  
13/16-155-RYRJ  
Date: 13.01.2025

**VALUATION OPINION REPORT**

This is to certify that the property bearing Residential Row House No. 07, Ground Floor + First Floor, " **Harsh Row Houses** ", Survey No. 38/ 1/ 3/ 39/ 1/ 1A, Plot No. 17+18+19/ 7, Near Shri. Panchvruksha Mahadev Mandir, Borade Mala, Pawar Wadi, Canal Road, Village – Panchak, Taluka & District - Nashik, PIN Code – 422101, State – Maharashtra, Country – India. belongs to Name of Proposed Purchaser : **Shri. Sandeep Eknath Naik & Sau. Ashwini Sandeep Naik**. Name of Owner : **M/s. Geeta Developers**.

Boundaries of the property:

Boundaries	Plot No. 17+18+19/ 7
North	Plot No. 17+18+19/ 6
South	Plot No. 17+18+19/ 8
East	Adj. Survey No.
West	9.00 Mtr. Colony Road

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 valued for this particular purpose **₹46,35,900.00 (Rupees Forty Six Lakh Thirty Five Thousand Nine 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 valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Sharadkumar Chalikwar**

**Director**

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

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=C.M.D, email=cmd@vastukala.org, c=IN  
Date: 2025.01.13 18:05:53 +05'30'

*[Signature]*  
Auth. Sign.



*Receiver*  
*Talpath Yelmal*  
*[Signature]*  
06-14/1/25

**Nashik:** 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA  
Email: nashik@vastukala.co.in | Tel: +91 253 4068262/98903 80564

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**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

