

## Vastukala Consultants (I) Pvt. Ltd.

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Valuation Report / SBI/ RACPC Nashik Branch / Shri. Viki Suklal Mahajan & Others (013832 /2310161) Page 2 of 26

Vastu/Nashik/01/2025/ 013832/2310161  
22/10-280 -RYBS  
Date: 22.01.2025

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House No. 15, Ground Floor, Type-D, **Jadhav Park**, Survey No.179/ 2+179/ 3, CTS No. 6482 (P), Behind Manish Hardware, Bajrang Nagar, Prof. Gorakhe Nagar, Keval Park Road, Village - Satpur, Taluka - Nashik, District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India. belongs **Shri. Viki Suklal Mahajan & Sau. Vandana Suklal Mahajan**.

Boundaries of the property.

	Plot	Row House
North	9.00-Meter-Wide Road	9.00-Meter-Colony Road
South	30.00 Wide DP Road	Marginal Space
East	6.00-Meter-Wide Road (Proposed 12.00-Meter-Wide Road)	Row House No.16
West	9.00-Meter-Wide Internal Road	Row House No.14

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 for this particular purpose at **₹ 21,16,800.00 (Rupees Twenty-One Lakh Sixteen 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 valuation report.

Hence certified

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

**Manoj  
Chalikwar**

**Director**

**Manoj B. Chalikwar**

Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
SBI Empanelment No.: SME/TCC/2021-22/86/3  
Encl: Valuation report.

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
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Auth. Sign.



*Manoj B. Chalikwar*  
24/01/24

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