

## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report / BOB / R.O. Nashik Road Branch / Shri. Manoj Naryan Ingale & Others (014297/2310539) Page 2 of 24

Vastu/Nashik/02/2025/014297/2310539  
13/11-189-RYRJ  
Date: 13.02.2025

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### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House On Plot No. 15/ C, Ground Floor + First Floor, " **Rudrani Row Houses** ", Survey No. 122/ 2, Near Sant Tukaram Maharaj Jogging Track, Shivaji Nagar, Satpur Colony, Gangapur - Satpur link Road, Village – Gangapur, Taluka & District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India. belongs to **Shri. Manoj Naryan Ingale & Sau. Suvarna Manoj Ingale**.

Boundaries of the property.

Boundaries	Plot No. 15/ C
North	9.00 Mtr. Colony Road
South	Survey No. 123 Part
East	Row House On Plot No. 15/ D
West	Row House On Plot No. 15/ B

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 **₹ 33,43,500.00 (Rupees Thirty Three Lakh Forty Three 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 valuation report.

Hence certified

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

**Sharadkumar  
Chalikwar**  
Director

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: 2025.02.13 16:49:24 +05'30'

Auth. Sign.



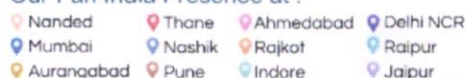
**Sharadkumar B. Chalikwar**  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09  
Encl: Valuation report.



Received  
14/2/25

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