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MSME Reg No: UDYAM-MH-18-0083617
An ISO 9001 : 2015 Certified Company
CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 27

Vastu/Nashik/04/2024/008334/2306040
22/B-179-RYBS
Date: 22.04.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 17 (As per Approved Building Plan) & Flat No. 305 (As per Booking Plan & Actual Site Inspection), Third Floor, " Saptashrungi Vandan ", Survey No. 290/ 9, Plot No. 30, Behind Hotel Express Inn, Near Hari Vishwa Project, Buddha Vihar, Khanderao Naka, Ekta Green Villa Road, Village - Pathardi, Taluka & District - Nashik, PIN Code – 422010, State – Maharashtra, Country – India. belongs to **Name of Owner: Shri. Ashok Sakharam Deore & Shri. Swapnil Ashok Deore.**

Boundaries of the property.

Boundaries	Building	Flat
North	Open Space	Open
South	12.00 M. Colony Road	Passage & Flat No.18
East	Plot No. 03 of Adj. S. No	Open
West	Plot No. 29	Flat No.16

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 ₹ 27,81,000.00 (Rupees Twenty-Seven Lakh Eighty-One Thousand 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

Reg. No. IBBI/RV/07/2018/10366

BOB Empanelment No.: ZO:MZ:ADV:46:941

Encl: Valuation report.

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.04.22 18:08:12 +05'30'

Auth. Sign.

Manoj



Manoj
22/04/2024

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Regd. Office

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