



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: BOB / Eklahare Branch / Shri. Prashant Ramrao Rangdal (008864/2306405)

Page 2 of 24

Vastu/Nashik/05/2025/008864/2306405

21/17-265-RYBS

Date: 21.05.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 01, Ground Floor, "Karan Heights Co - Op. Hsg. Ltd", Survey No. 46/ 2, Plot No. 28, Opp. to Chandrabhaga HP Pertol Pump, Laxman Nagar, Lokhande Mala, Takali Marg Road, Village - Dasak, Taluka & District - Nashik, PIN Code – 422 101, State – Maharashtra, Country – India. belongs to **Name of Owner: Shri. Prashant Ramrao Rangdal.**

Boundaries of the property.

Boundaries	Building	Flat
North	Plot No. 27/ C.K.P Nagar	Marginal Space
South	Plot No. 29/ Pathway	Parking
East	12.00 M. D.P. Road	Marginal Space
West	S. No.45	Staircase

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 **₹ 45,09,120.00 (Rupees Forty-Five Lakh Nine Thousand One Hundred Twenty 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: 2024.05.21 18:07:01 +05'30'

Auth. Sign.



*Received
23/05/2024
Alkowsa*

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

Our Pan India Presence at :

Nanded Thane Ahmedabad Delhi NCR
Mumbai Nashik Rajkot Raipur
Aurangabad Pune Indore Jaipur

Regd. Office

BI-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

