



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-U08567

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207866

Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 28

Vastu/Nashik/08/2024/010370/2307592

07/15-70-RVBSCC

Date: 07.08.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. Flat No. 14, 4th Floor, "Dwarkadhish Apartment", Near Manohar Gardens Lawns & Banquet Halls, Govind Nagar, Old Canal Link Rd, Plot No. 16+17, Taluka - Nashik, District - Nashik, Nashik, 422 009, State - Maharashtra, India belongs to Shri. Kalpeshbhai Prabhudas Patel & Sau. Bhumikaben Kalpeshbhai Patel. Name of Proposed Purchaser is Shri. Vijay Raghunath Patil & Sau. Shital Vijay Patil.

Boundaries	:	Building	Flat
North	:	6.00 M Wide Road	Flat No. 13
South	:	Adj Plot No. 14 & 15	Marginal Space
East	:	Adj. S. No. 955	Marginal Space
West	:	6.00 M Wide Road	Lift & Flat No. 15

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at ₹ 52,17,300.00 (Rupees Fifty Two Lakh Seventeen Thousand Three 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 report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj
Chalikwar

Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.08.07 17:52:18 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Bank Of Baroda Empanelment No.: ZO :MZ:ADV:46:941

End.: Valuation report

Received
9/8/24
Shital



Nashik: 4, 1st Floor, Manohar Gardens, Manohar Nagar, Old Canal Link Road,
Nashik, Maharashtra-422009 (M.S.), India
Email: manoj@vastukala.co.in | Tel: +91 203 4086202/4086203 4086204

Our Pan India Presence at:

Hyderabad | Chennai | Ahmedabad | Delhi NCR
Mumbai | Kolkata | Bhopal | Jaipur
Surat | Pune | Lucknow | Nagpur

Regd. Office

B1-001, 11/8 Floor, BOOMERANG, Chandrahari Park Road,
Powai, Andheri East, Mumbai-400072 (M.S.), India

+91 22 47499929

mumbai@vastukala.co.in

www.vastukala.co.in