



www.vastukala.co.in

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

Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 26

Vastu/Nashik/08/2024/010772/2307814
23/2-292-RV/PJ
Date: 23.08.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 203, 2nd Floor, "Pratham Apartment", Behind Indian Oil Petrol Pump, Medage Nagar, Ambad Satpur Link Road, Plot No. 9, Village - Chunchale, Nashik, 422 010, State - Maharashtra, India belongs to **Shri. Rakesh Hiranman Aher & Sau. Kanchan Rakesh Aher**.

Boundaries	:	Building	Flat
North	:	D.P Road	Open
South	:	Colony Road	Passage & Staircase
East	:	Gat No. 109	Passage & Flat No. 204
West	:	Plot No. 8	Flat No. 202

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 **₹ 19,81,200.00 (Rupees Nineteen Lakh Eighty One Thousand Two 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: 2024.08.23 11:48:33 +05'30'

Auth. Sign.



Manoj Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. IBBI/RV/07/2018/10366
Bank Of Baroda Empanelment No.: ZO :MZ:ADV:46:941

Sagar Chalikwar
28/8/24

End.: Valuation report

Nashik: 4, 1st Floor, Madhukant Etila, Vrundavan Nagar, Jyoti Naradi Nava Link Road
Aurangabad, India-432003 (M.S.), India
Email: nashik@vastukala.co.in | Tel: +91 203 408262/98903 80564

- Our Pan India Presence at
- Hyderabad
 - Thane
 - Ahmedabad
 - Devi NCR
 - Mumbai
 - Kolkata
 - Rajkot
 - Bangalore
 - Aurangabad
 - Pune
 - Indore
 - Jodhpur

Regd. Office
B1-001 U/B Floor, BCOMBANG, Chondhat Form Road
Powai, Andhari East, Mumbai-400072 (M.S.), India
+91 22 47495818
mumbai@vastukala.co.in
www.vastukala.co.in