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

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/09/2024/010912/2307935
03/18-413-RVBS
Date: 29.08.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. C-1807, 18th Floor, Wing - C, "Omkar Towers", Near Audambar Lawns, Gayatri Nagar, Plot No. 33+34+35+36, off Meri - Rasbihari Link Rd, Village - Nashik, Taluka - Nashik, District - Nashik, Nashik, 422003, State - Maharashtra, India belongs to **Mr. Machindra Margu Chaughule**.

Boundaries	:	Building	Flat
North	:	Adjacent 30.00 Mtr. Wide DP Road	Flat No. C-1808
South	:	Adjacent plot No. 24 to 32	Flat No. C-1806
East	:	Adjacent 12.00 Mtr. Wide Road	Passage
West	:	Adjacent Nala	Marginal Space

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 ₹ 49,00,000.00 (Rupees Forty Nine Lakh 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: 2024.08.29 11:34:38 +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

End.: Valuation report

Received
3/9/24

Nashik: 4, 1st Floor, Madhuvaha Estate, Vrundavan Nagar, Jyoti Nandan Road (1st Road)
Aurangabad, Nashik-432003 (M.S.), INDIA
Email: nashik@vastukala.co.in | Tel: +91 253 4088283/88893 80884

Our Pan India Presence at

- Nashik
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Regd. Office

B1-003, 11/B Floor, BOCMERANS, ChandraVaf Form Road,
Powai, Andheri East, Mumbai -400072 (M.S.) India
+91 22 47488810
mumbai@vastukala.co.in
www.vastukala.co.in