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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/09/2024/011075/2308068
06/3-74-CCBS
Date: 06.09.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 5, 2nd Floor, "Anugrah Residency", Behind Mhada Apartment, Plot No. 25, Damodar Nagar, Narhari Nagar, Pathardi Phata, Village - Pathardi, Taluka - Nashik, District - Nashik, Nashik, 422010, State - Maharashtra, India belongs to **Sau.Nisha Chandrakant Vaidya**. Name of Proposed Purchaser is **Shri.Ravindra Suresh Kalange & Sau.Aarti Ravindra Kalange**.

Boundaries	:	Building	Flat
North	:	9.00 Meter wide Road	Marginal Space
South	:	Plot No.23	Staircase & Flat No.4A & 4B
East	:	Adj.Survey	Marginal Space
West	:	Plot No.15 & 16	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 **₹ 20,25,000.00 (Rupees Twenty Lakh Twenty Five 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 report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.09.06 12:35:19 +05'30'

Director

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

Encl.: Valuation report

Received
09/09/24

Nashik: 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA
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Our Pan India Presence at :

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