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## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/09/2024/011128/2308113  
11/2-119-RVBS  
Date: 11.09.2024

MSME Reg No: UDYAM-MH-18-008561  
An ISO 9001 : 2015 Certified Company  
CIN: U74120MH2010PTC207869

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 4D, 4<sup>th</sup> Floor, "Shreeji Palace Apartment", Behind Samrat Sweets, Chetana Nagar, Plot No. 2B, Village - Nashik, Taluka - Nashik, District - Nashik, Pincode - 422 009, State - Maharashtra, Country - India belongs to **Sau. Priya Yogesh Sonni & Shri. Yogesh Ramesh Sonni**.

Boundaries	:	Building	Flat
North	:	Plot No. 1	Flat No. 4C
South	:	9.00 Mtr. Colony Road	Maginal Space & Road
East	:	Plot No. 2A	Maginal Space
West	:	60.00 Ft' D.P. Road	Flat No. 4A

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 ₹ 35,34,600.00 (Rupees Thirty Five Lakh Thirty Four Thousand Six 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

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.09.11 11:56:05 +05'30'

Auth. Sign.

Director



**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



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