



**VASTUKALA**  
Unlocking Excellence

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 27

Vastu/Nashik/09/2024/011166/2308137  
12/4-143-RVBS  
Date: 12.09.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 31, 3<sup>rd</sup> Floor, Building No 2, "Saikuttir Co - Op. Housing Ltd. Nashik", Opp. to KK Wagh School, Kalpataru Nagar, Plot No. 32+33+34, Pujya Sri Sri Ravishankar Marg, Village - Wadala, Taluka - Nashik, District - Nashik, Nashik, Pin Code - 422 006, Country - India belongs to **Shri. Rahul Murlidhar Adhangale & Sau. Rekha Rahul Adhangale.**

Boundaries	:	Building	Flat
North	:	Plot No. 35	Flat No. 20
South	:	Survey No. 19/ 3 Part	Open to Sky
East	:	DGP Nagar	Staircase
West	:	7.50 Mtr. Colony Road	Open to Sky

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 **₹ 20,58,500.00 (Rupees Twenty Lakh Fifty Eight Thousand Five 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: 2024.09.12 15:02:42 +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

Encl.: Valuation report



Received  
18/9/24

**Nashik:** 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA  
Email: nashik@vastukala.co.in | Tel : +91 253 4068262/98903 80564

Our Pan India Presence at :

📍 Nanded 📍 Thane 📍 Ahmedabad 📍 Delhi NCR  
📍 Mumbai 📍 Nashik 📍 Rajkot 📍 Raipur  
📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

**Regd. Office**

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai**:400072, (M.S), India

📞 +91 22 47495919

✉️ [mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

🌐 [www.vastukala.co.in](http://www.vastukala.co.in)

