



VASTUKALA

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-UU5561

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207861

Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 28

Vastu/Nashik/10/2024/011692/2308564

09/4-104-RUPBS

Date: 09.10.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 2, 2nd Floor, "Kaushalya Heights", Opp. to Indu Heights, Near Narayanrao Mankar Primary School, Plot No. 16, Ramkrishna Nagar, Village - Makhmalabad, Taluka - Nashik, District - Nashik, Nashik, 422003, State - Maharashtra, India belongs to **M/s. Mauli Developers**. Name of Proposed Purchaser is **Sau. Meera Bhausaheb Darade**.

Boundaries of the property

- North : 30.00 M. Road
- South : 9.00 M. Colony Road
- East : Property of Rajendra Dattatraya Sangle.
- West : 30.00 M. Road

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 **₹ 62,69,400.00 (Rupees Sixty Two Lakh Sixty Nine Thousand Four 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: 2024.10.09 15:44:14 +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

Nashik: A, 1st Floor, Madhushila Elite, Vrundavan Nagar, Jyoti Handi Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA
Email: nashik@vastukala.co.in | Tel: +91 983 4088263/98903 80564

Our Pan India Presence at

- Hyderabad
- Mumbai
- Aurangabad
- Thane
- Nashik
- Pune
- Ahmedabad
- Rajkot
- Indore
- Delhi NCR
- Rosha
- ...

BOOMERANG, Chandrahar Park Road, Mumbai-400072 (M.S.), India

485919
mumbai@vastukala.co.in
www.vastukala.co.in