



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-008561

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 28

Vastu/Nashik/10/2024/011693/2308565
09/5-105-RVBS
Date: 09.10.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 7, 2nd Floor, Wing - B, "Tirupati Apartment", Grampanchayat Property No. 6820/26, Near Dnyanada Public School, Near Sainath Hospital, Samarth Nagar, Plot No. 26+27+28, Off. Umberkhed Road, Village - Pimpalgaon Baswant, Taluka - Niphad, District - Nashik, Nashik, PIN Code - 422 209, State - Maharashtra, Country - India belongs to **Sau. Manisha Sandip Thete & Shri. Sandip Trambak Thete.**

Boundaries	:	Building	Flat
North	:	Dnyanada Public School	Plot Vacant Space
South	:	Road	Wing B Flat No. 5 & Staircase
East	:	Bafna Gass Godwan	Vacant Space & Bafna Gass Godwan
West	:	Open Plot	Duct

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 **₹ 17,40,420.00 (Rupees Seventeen Lakh Forty Thousand Four Hundred Twenty 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 15:49:26 +05'30'

Auth. Sign.



Manoj Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. IBBI/RV/07/2018/10366
State Bank of India Empanelment No.: NZO /CR/22-23/39

Report del'ncg
9/10/2024

Encl.: Valuation report

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
- Mumbai
- Aurangabad
- Thane
- Nashik
- Pune
- Ahmedabad
- Rajkot
- Indore
- Delhi NCR
- Raipur
- 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

www.vastukala.co.in

