



VASTUKALA

Valuation & Real Estate Consultants

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MSME Reg No: UDYAM-MH-18-008591

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC20786

# Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 26

Vastu/Nashik/10/2024/011749/2308594  
11/5-134-CCRJ  
Date: 11.10.2024

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 714, 7<sup>th</sup> Floor, "Shivalik Siddhi", Next to Indoline Furniture, Plot No. 2+3+4, Saigram Nagar, Ambad - Uttam Nagar Road, Village - Ambad Khurd, Taluka - Nashik, District - Nashik, 422010, State - Maharashtra, India belongs to **M/s.Yogeshwar Realty**. Name of Proposed Purchaser is **Mr.Kiran Prabhakar Dandge & Sanjivani Kiran Dandge**.

Boundaries	:	Building	Flat
North	:	Plot No.15 & 16	Passage & Flat No.708
South	:	30.00 Meter Road	Marginal Space
East	:	Plot No.31	Flat No.713
West	:	Plot No.02	Flat No.701

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 **₹ 35,24,200.00 (Rupees Thirty Five Lakh Twenty Four Thousand Two 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: 2024.10.11 15:43:25 +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

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