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MSME REG NO: UDYAM-MH-18-UJ8501

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An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207864

Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 26

Vastu/Nashik/10/2024/011979/2308758
22/18-298-RVBS
Date: 22.10.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 102, 1st Floor, Wing - C, "Antariksha Apartment", Near Poomima Sweets, Khutwad Nagar, Ambad Link Road, Village - Kamathwade, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 008, State - Maharashtra, Country - India belongs to **Mr. Kiran Tryambak Guthale & Mrs. Pratibha Kiran Guthale**.

Boundaries	:	Building	Flat
North	:	By S. No. 28/ 3/ 2 Part	By Side Margin
South	:	By 18.00 Mtr. D.P. Road & S. No. 28/ 5 Part	By Landing & Staircase, Wing C
East	:	By S. No. 29	By Duct & Flat No. 103, Wing C
West	:	By S. No. 28 Part	By Side Margin

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 **₹ 64,92,100.00 (Rupees Sixty Four Lakh Ninety Two Thousand One 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: 2024.10.22 17:53:25 +05'30'

Director

Auth. Sign.

Manoj Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. IBB/RV/07/2018/10366
Bank Of Baroda Empanelment No.: ZO :MZ:ADV:46:941



Pratik
Received
29/10/2024

Encl.: Valuation report

Nashik: A, 1st Floor, Madhuksha Elite, Vrindavan Nagar, Janta Bazar, Hada Link Road,
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Our Pan India Presence at

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