



**VASTUKALA**  
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-U08361  
An ISO 9001 : 2015 Certified Company  
CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 25

Vastu/Nashik/10/2024/012019/2308796  
24/12-336-CCRJ  
Date: 24.10.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 9, 2<sup>nd</sup> Floor, "Atulya Renu Homes Apartment", Near Day Care Center Jr.Collage , Plot No. 40, Ram Nagar, Wadala Pathardi Road, Village - Nashik, Taluka - Nashik, District - Nashik, 422009, State - Maharashtra, India belongs to **Mr.Shriniwas Sunil Rao & Mrs.Archana Shrinivas Rao** .

Boundaries	:	Building	Flat
North	:	Plot No.38	Side Margin & Plot No.38
South	:	Plot No.42	Flat No.12
East	:	Plot No.41	Flat No.10
West	:	Colony Road	6 Meter wide Colony 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 **₹ 27,32,000.00 (Rupees Twenty Seven Lakh Thirty Two Thousand 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: 2024.10.24 15:19:38 +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  
28/10/24

**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**

BI-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

