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MSME Reg No: UDYAM-MH-18-008361

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 28

Vastu/Nashik/10/2024/012108/2308873
26/20-413-RVBS
Date: 26.10.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 703, 7th Floor, "Dream Aura", Behind Jatra Hotel, Near Ramleela Mangal Karyalay & Lawns, Swami Samarth Nagar, Plot No. 3, Off Jatra Nandur Link Road, Village - Adgaon, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 003, State - Maharashtra, Country - India belongs to **Mr. Dyaneshwar Ramesh Patil & Mrs. Kalyani Dyaneshwar Patil**.

Boundaries	:	Building	Flat
North	:	Plot No. 04	Staircase & Flat No. 704
South	:	Plot No. 02	Marginal Space / Open to Sky
East	:	30.00 Mtr. Wide D.P. Road	Passage/ Lobby & Flat No. 702
West	:	Plot No. 24+25+26	Marginal Space / Open to Sky

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 **₹ 42,51,400.00 (Rupees Forty Two Lakh Fifty One 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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.10.26 17:28:26 +05'30'

(Signature)
Auth. Sign.

Director



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 :

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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

