



**VASTUKALA**  
Drinking Excellence

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MSME Reg No: UDYAM-MH-18-008361

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC20786

## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/11/2024/012216/2308954  
07/11-39-RVBS  
Date: 07.11.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 201, 2<sup>nd</sup> Floor, Building No 1, Wing - A, "Divine Park", Behind Jankalyan Hospital, Pandav Nagari, Plot No. 1, off Wadala - Pathardi Road, Village - Wadala, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 006, State - Maharashtra, Country - India belongs to **Mrs. Rajeshwari Sarang Wankhede & Mr. Sarang Satish Wankhede**.

Boundaries	:	Building	Flat
North	:	Adjoining Layout of S. No. 104/2/2/3/1 to 6	By Flat No. A - 202
South	:	Road & S. No. 102	By Side Margin & Building No. 2
East	:	9 Mtr. Road & Plot No. 2	By Lobby, Lift & Flat No. 204
West	:	S. No. 104 Part & Shradha Garden Building	By Side Margin of Building & Shradha Garden

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 **₹ 60,40,100.00 (Rupees Sixty Lakh Forty 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**  
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: 2024.11.07 16:26:00 +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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