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CIN: U74120MH2010PTC20786

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/01/2025/013886/2310208
24/8-327-RVRJ
Date: 24.01.2025

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 201, 2nd Floor, "Shree Vaishnavi Apartment-I", Near Podar International School, Buddha Vihar, Plot No. 28, off Ekta Green Villa Road, Village - Pathardi, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 010, State - Maharashtra, Country - India belongs to **M/s. Shree Vaishnavi Buildcon Partnership**. Name of Proposed Purchaser is **Shri. Saner Pramod Dilip & Sau. Alkabai Dilip Patil**.

Boundaries	:	Building	Flat
North	:	Plot No. 27	Flat No. 202
South	:	Plot No. 29	Side Marginal Space
East	:	9.00 Mtr.Wide Colony Road	Lobby, Staircase & Flat No. 204
West	:	S. No. 239/ 2/ 1/ 1	Side Marginal Space

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 **₹ 23,46,500.00 (Rupees Twenty Three Lakh Forty Six Thousand Five 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: 2025.01.24 13:43:44 +05'30'

Auth. Sign.



Handwritten signature in blue ink.

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, Madhusha 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 Bhopal 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