



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 104, First Floor, B - Wing, " **Someshwar Heights Apartment** ", Survey No. 764/ 4/ 1, Plot No. 28+29+30+31, Behind DC Fitness, Jagtap Nagar, Off Perm Road, Untwadi, Village - Nashik, Taluka & District - Nashik, PIN Code – 422008, State – Maharashtra, Country – India, belongs to **Name of Owner: Shri. Jitendra Dilip Patil & Sau. Surekha Jitendra Patil.**

Boundaries of the property.

Boundaries	Building	Flat
North	6 M Colony Road (9 M Proposed)	Flat No. B -101
South	Survey No. 762/ 2(1+2) + 763/1(1+2+3) Final Layout	Flat No. A -101
East	6 M Colony Road (9 M Proposed)	Flat No. B -103
West	Open Space	Marginal Space

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at ₹ **35,40,600.00 (Rupees Thirty-Five Lakh Forty Thousand Six 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 valuation 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: 2023.12.21 18:01:39 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Reg. No. IBBI/RV/07/2018/10366
BOB Empanelment No.: ZO:MZ:ADV:46:941



Nashik : 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
E-mail : nashik@vastukala.org, Tel. : +91 253 4068262 / 9890380564

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Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org