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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/05/2024/008562/2306200  
06/12-60-CCBS  
Date 06.05.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.17, Second Floor, " Shubham Park Building No.2 ", Survey No.296/3, Plot No.1, Near Bhole Mangal Karyalaya , Mahajan Nagar , Ambad Trimurti Chowk Link Road , Village – Ambad Khurd , Taluka & District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India, belongs to **Shri.Anil Sahebrao Patil &Sumanbai Sahebrao Patil**. Name of Proposed Purchaser: **Shri.Sachin Shivaji Kale**

Boundaries of the property:

Boundaries	Building	Flat
North	18.00 Meter D.P Road	Passage & Open Duct
South	Survey No.297	Colony Road
East	18.00 Meter D.P Road	Flat No.18
West	Part of Survey No.296	Flat No.13

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 and valued for this particular purpose at ₹ 25,74,550.00 (Rupees Twenty-Five Lakh Seventy-Four Thousand Five Hundred Fifty 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.**

**Sharadkumar**

**B. Chalikwar**

Director

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report.

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2024.05.06 17:52:21 +05'30'

Auth. Sign.

*(Handwritten Signature)*



*(Handwritten Signature)*  
07/05/2024

**Nashik:** 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA  
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