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MSME Reg No: UDYAM-MH-18-008361

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207861

## Vastukala Consultants (I) Pvt. Ltd.

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VastuNashik/06/2024/009160/2306629

07/7-73-RYBS

Date: 07.06.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 505, Fifth Floor, " **Madhav Pride** ", Survey No. 304/ 2/ 1, Plot No. 01, Near St Peters English Medium School, Konark Nagar, Jatra Nandur Road, Village - Adgaon, Taluka & District - Nashik, PIN Code – 422003, State – Maharashtra, Country – India, belongs to **Name of Proposed Purchaser: Mr. Sandip Laxman Darade & Mrs. Puman Sandip Darade. Name of Owner: Mr. Satish Ramnath Pekhale & Mrs. Anant Madhav Jagtap.**

Boundaries of the property.

Boundaries	Building	Flat
North	Plot No. 02	Ramp & Plot No. 02
South	24.00 Mtrs. Wide Colony Road	Lift & Flat No. 504
East	12.00 Mtrs. Wide Colony	Flat No. 506
West	Gat No. 305 Remaining Part	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 ₹ 36,07,200.00 (Rupees Thirty-Six Lakh Seven Thousand Two 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

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Reg. No. IBB/RV/07/2018/10366

BOB Empanelment No.: ZO:MZ:ADV:46:941

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
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Auth. Sign.



*10/06/2024*

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