

## Vastukala Consultants (I) Pvt. Ltd.



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Page 2 of 25

Vastu/Nashik/08/2024/0095172308964  
28/15-408-PYRJ  
Date: 28.06.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 608, Sixth Floor, Building No. 01 \* **Rachit Kalpavriksha**", Survey No. 806/ 2A/ 9+806/ 2B+ 806/ 4/ 2, Plot No. 7+8, Behind Chhan Hotel, Deepali Nagar, Mumbai - Agra Road, Village - Nashik, Taluka & District - Nashik, PIN Code - 422 009, State - Maharashtra, Country - India. belongs to Name of Owner: **Mr. Sushant Laxmanrao Patil & Mrs. Arati Sushant Patil.**

Boundaries of the property.

Boundaries	Plot No. 7	Plot No. 8	Flat
North	S. No. 806/ 2A Part	S. No. 806/ 2A Part	By Common Passage & Flat No. 607
South	15.00 M. Wide Road	15.00 M. Wide Road	Side Margin
East	Plot No.06	Plot No.07	By Common Passage & Flat No. 610
West	Plot No.08	Open Space & Encroach Land	By Common Passage & Flat No. 606

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 ₹ 54,46,400.00 (Rupees Fifty-Four Lakh Forty-Six Thousand Four Hundred Only). As per Site Inspection 90% Construction Work is Completed

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. IBBI/RV/07/2018/10366  
BOB Empanelment No. : ZO:MZ:ADV:46:941  
End: Valuation report.

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.06.28 16:54:12 +05'30'

Auth. Sign.



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Our Pan India Presence at:

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Regd. Office

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