Vastu/Nashik/07/2024/009805/2307140
09/8-144-CCBS
Date: 09.07.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row Bungalow No.102 , Ground Floor + First Floor ," **Pushpak Twins Bungalows "**, Survey No.197/1 to 10P/198/199/1/200P/201, Plot No.302, Near Geeta Kirana and General Stores, Kala Nagar, Vaiduwadi, Village – Mhasrul , Taluka & District - Nashik, PIN Code – 422 004, State – Maharashtra, Country – India belongs to **Shri.Jaideep Jayantilal Patel** Name of Proposed Purchaser : **Shri.Tarachand Namdev Fasale & Sau.Ranjana Tarachand Fasale & Shri.Ganesh Tarachand Fasale**

Boundaries of the property.

Boundaries	Building	Row Bungalow
North	Plot No.301	Row Bungalow No.101
South	Plot No.303	Plot No.303
East	Plot No.297	Plot No.297
West	Colony Road	Colony Road

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 **₹ 53,02,800.00 (Rupees Fifty-Three Lakh Two Thousand Eight 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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbai, email=manoj@vastukala.org, c=IN
Date: 2024.07.09 17:53:01 +05'30'

Auth. Sign.

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
BOM Emp. No. AX33/CREMON/Valuer / Empanelment/2021-22
Encl: Valuation report.