



VASTUKALA
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M&ME Reg No: UDYAM-MH-B-005801
An ISO 9001 : 2015 Certified Company
CIN: U74120MH2010PTC207866

Vastukala Consultants (I) Pvt. Ltd.

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VastuNashik/07/2024/0098102307158
1014-162-RJCC
Date: 10.07.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House No.C, Ground Floor + First Floor, "Shree Raj Row Houses", Survey No.203/1/2/2/1/2/4, Plot No.21C, Opposite DDUGKY Center, Pathardi Gaulane Road, Village - Pathardi, Taluka & District - Nashik, PIN Code - 422 010, State - Maharashtra, Country - India belongs to Mrs. Ashwini Ashutosh Patil & Mr. Ashutosh Shantaram Patil

Boundaries of the property:

Boundaries	Plot / Row House
North	6.00 Meter Colony Road
South	Plot No.37 & 38
East	Survey No.203/1/2/2/1/2/4 Plot No.21B, Row House No.B
West	Survey No.203/1/2/2/1/2/4 Plot No.22

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 ₹ 40,32,700.00 (Rupees Forty Lakh Thirty-Two Thousand Seven 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.
Sharadkumar B. Chalikwar
Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
ou=Vastukala Consultants (I) Pvt. Ltd.,
ou=C-MS, email=ms@vastukala.org,
date=20240711 10:03:51+05'30'

Auth. Sign.



Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT1-14/52/2008-09
Encl: Valuation report.

Receiver
Kalpesh Yelmane
12/07/2024



Nashik: 4, 1st Floor, Madhusha Elite, Vrudhavan Nagar, Jatro Handu Nova Link Road, Adgaon, Nashik-422003 (M.S.) INDIA
Email: nashik@vastukala.co.in | Tel: +91 253 4098262/88903 80564

Our Pan India Presence at:
 Gandhid Thane Ahmedabad Delhi/NCR
 Mumbai Nashik Raipur Rajpur
 Aurangabad Pune Indore Jaipur

Regd. Office
B1-001, U/B Floor, BOOMERANG, Chandivoli Farm Road, Powai, Andheri East, Mumbai-400072, (M.S.), India
+91 22 47465918
mumbai@vastukala.co.in
www.vastukala.co.in

Director
Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT1-14/52/2008-09

Auth. Sign.

Signature

Receiver
Kalpesh Yelmane
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