



www.vastukala.co.in

MSME REG NO: UDYAM-MH-15-UU83
An ISO 9001 : 2015 Certified Comp
CIN: U74120MH2010PTC2071

Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 28

Vastu/Nashik/08/2024/010572/2307866
14/19-173-CC88
Date: 13.08.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 306, 3rd Floor, "Shivalik Sagar", Near Saptashrungi Hospital, Plot No. 3+4, Mauli Nagari, Dnyaneshwar Nagar, Pathardi Phata, Vidya Road, Village - Pathardi, Taluka - Nashik, District - Nashik, Nashik, 422010, State - Maharashtra, India belongs to M/s.Yogeshwar Realtors. Name of Proposed Purchaser is Mrs.Bharti Vinod Patil .

Boundaries	:	Building	Flat
North	:	Open Space	Marginal Space
South	:	18.00 Meter Wide DP Road	Flat No.305
East	:	Plot No.4	Flat No.307
West	:	Plot No.2	Marginal Space

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at ₹ 37,47,600.00 (Rupees Thirty Seven Lakh Forty Seven Thousand Six 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 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: 2024.08.14 10:38:26 +05'30'

Auth. Sign.



Manoj Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. IBB/RV/07/2018/10366
Bank Of Baroda Empanelment No.: ZO :MZ:ADV:46:941

End.: Valuation report



Received
16/8/2024
Patil

Head Office: 4, 1st Floor, Madhwaresh Estate, Anandnagar, Jyoti Bhamburda Road, Nashik
Mumbai, Maharashtra - 400013 (M.S.), India
Email: nashik@vastukala.co.in Tel: +91 252 4080282/90802 81504

- Our Pan India Presence at:
- Mumbai
 - Thane
 - Ahmednagar
 - Dhule
 - Surat
 - Warananasi
 - Jaipur
 - Pune
 - Indore
 - Jaipur

Regd. Office
B1-001, 11/8 Floor, BOOMERANG, Chordivas Form B
Powai, Andheri East, Mumbai -400072, (M.S.), India
+91 22 47436616
mumbai@vastukala.co.in
www.vastukala.co.in