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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/09/2024/011030/2308032

04/2-38-RVBS

Date: 04.09.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 202, 2<sup>nd</sup> Floor, Wing - B, "Shivdeep Residency", Opp. To Pawar Lawns, Ashwamegh Nagar, Plot No. 71+72+73, Peth Road, Village - Makhamalabad, Taluka - Nashik, District - Nashik, Nashik, Pincode - 422 003, State - Maharashtra, India belongs to **Shri. Sandip Pandurang Patil & Sau. Yogita Sandip Patil**.

Boundaries	:	Building	Flat
North	:	Plot No. 70	Open
South	:	9.00 M. Wide Colony Road	Flat No. 201 B Wing
East	:	Open Space	Passage, Duct & Flat No. 203 B Wing
West	:	Proposed 9.00 M. Wide Colony Road	Open & 9.00 M. Wide Colony Road

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 **₹ 34,45,200.00 (Rupees Thirty Four Lakh Forty Five 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 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: 2024.09.04 14:08:56 +05'30'

Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Bank Of Baroda Empanelment No.: ZO :MZ:ADV:46:941

Encl.: Valuation report

Received  
20/9/24

**Nashik:** 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA  
Email: [nashik@vastukala.co.in](mailto:nashik@vastukala.co.in) | Tel: +91 253 4068262/98903 80564

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**Regd. Office**

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, Mumbai :400072, (M.S), India

☎ +91 22 47495919

✉ [mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

🌐 [www.vastukala.co.in](http://www.vastukala.co.in)