



MSME Reg No: UDYAM-MH-18-0083617 An ISO 9001: 2015 Certified Company CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 26

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, 2nd 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	TIME	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.

Auth. Sign.

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=Mumbal, email=manoj@vastukala.org, c=IN Date: 2024.09.04 14:08:56 +05'30'

ONSULTAN Lender's Engineer W115010 by

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 20/9/25

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Our Pan India Presence at:

Nanded P Thane

Aurangabad
Pune

Mumbal

Ahmedabad Delhi NCR

₽ Nashik @ Rajkot

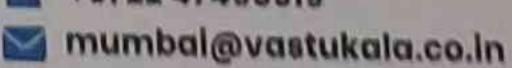
9 Indore

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