



VASTUKALA
Unleashing Excellence

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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/09/2024/011037/2308033
04/3-39-CCBS
Date: 04.09.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 604, 6th Floor, "ABD Pride", Behind Namco Cancer Hospital, Opposite RTO Road, Plot No. 3 +4, Samarth Nagar, Village - Makhmalabad, Taluka - Nashik, District - Nashik, 422004, State - Maharashtra, India belongs to Mr.Rohit Balasaheb Patil & Sushmita Narendra Pawar.

Boundaries	:	Building	Flat
North	:	18.00 Mtr DP Road	Marginal Space
South	:	MSEB Power Station and Plot No.17	Lobby, Lift, Duct & Flat No.603
East	:	Plot No.2	Flat No.605 & Lobby
West	:	9 Mtr Road	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 ₹ 56,72,800.00 (Rupees Fifty Six Lakh Seventy 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 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 14:13:09 +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

End.: Valuation report

Received
20/9/24

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Our Pan India Presence at:

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