



MSME Reg NO: UDYAM-MH-18-005561  
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CIN: U74120MH2010PTC20786



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## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/11/2024/012478/2309141  
21/12-226-RVRJ  
Date: 21.11.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 44, 5<sup>th</sup> Floor, "Shree Pradnya Heights", Next to XLO Point Circle, Behind Hotel Babach Gaon, Ambedkar Nagar, Plot No. 6+9, Ambad Satpur Link Road, Village - Ambad Khurd, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 010, State - Maharashtra, India belongs to **Pratik Balasaheb Sawant & Pritish Balasaheb Sawant**. Name of Proposed Purchaser is **Shri. Vitthal Parasram Barbude & Sau. Rekha Vitthal Barbude**.

Boundaries	:	Building	Flat
North	:	Colony Road	Flat No. 43
South	:	Open Space	Marginal Space
East	:	Plot No. 12,13 & 14	Marginal Space
West	:	Plot No. 1 & 2	Common Passage

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 **₹ 19,71,000.00 (Rupees Nineteen Lakh Seventy One Thousand 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: 2024.11.21 16:54:16 +05'30'

Auth. Sign.



**Sharadkumar Chalikwar**  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. [N]C.C.I.T/I -14/52/2008-09  
Union Bank of India Empanelment No.: RO/CR/30129/ 2020-21

Encl.: Valuation report

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

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**Regd. Office**

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

+91 22 47495919  
mumbai@vastukala.co.in  
www.vastukala.co.in