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MSME Reg No: UDYAM-MH-18-UU8561
An ISO 9001 : 2015 Certified Company
CIN: U74120MH2010PTC207861

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/11/2024/012505/2309159
22/11-244-RVRJ
Date: 22.11.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 305, 3rd Floor, "Shivganga Avenue-D", Near Marigold Bungalow, Narhari Nagar, Pathardi Phata, Plot No. 17+18, Pakhal Road, Village - Pathardi, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 010, State - Maharashtra, Country - India belongs to M/s. Shivprasad Enterprises, Partnership Firm. Name of Proposed Purchaser is Shri. Pankaj Sanjay Patekar & Sau. Sunita Sanjay Patekar.

Boundaries	:	Building	Flat
North	:	Adj. Survey No. 313	Duct & Flat No. 301
South	:	9.00 M. Colony Road	Flat No. 304
East	:	6 M. Colony Road (Proposed 9 M. Colony Road)	Lift, Duct, Passage & Flat No. 302 & Flat No. 303
West	:	Adj. Plot No. 19 & 20	Side 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 ₹ 25,76,400.00 (Rupees Twenty Five Lakh Seventy Six Thousand Four 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.co.in, c=IN
Date: 2024.11.22 16:07:47 +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
23/11/24

Nashik: 4, 1st Floor, Madhuleha Elite, Vrundavan Nagar, Jyoti Nandan Naka LDK Road, Angoon, Nashik-422001 (M.S.), INDIA
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