Vastu/Nashik/12/2024/013001/2309596
14/1-294-R/BS
Date: 13.12.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. A-1201, 12th Floor, Wing - A, **"Shree Tirumala Omkar Apartment"**, Near Serene Meadows, Sadguru Nagar, Right Canal Road, Village - Anandwalli, PIN Code – 422 013, State - Maharashtra, Country - India belongs to **Mr. Vaibhav Liladhar Patil & Miss. Monali Suresh More (Alias) Mrs. Monali Vaibhav Patil.**

Boundaries	:	Building	Flat
North	:	Survey No.47/1	Marginal Space
South	:	24 Mtrs DP Road	Flat No. 1204
East	:	Adjoining Survey No.45/1A+1B+1C+1D+1E/2	Staircase, Lift, Lobby & Flat No. 1202
West	:	Area of out of Adjoining Survey No.45	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 **₹ 49,99,800.00 (Rupees Forty Nine Lakh Ninety Nine 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.

Sharadkumar B. Chalikwar
Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2024.12.14 15:01:50 +05'30'

Auth. Sign.

VASTUKALA CONSULTANTS (I) PVT. LTD. • U74120 MH2010 PTC207869 • Valuers & Appraisers, Architects & Interior Designers, Chartered Engineers (I), TEV Consultants, Lender's Engineer

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