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REGISTRATION NO. U74120MH2010PTC20786

FORM REG NO. U74120MH2010PTC20786

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC20786

# Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/09/2024/013343 /2309810

27/3-508-CCBS

Date: 27.12.2024

## 1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Proposed Bungalow on **Plot No.12**, Survey No.455/1B/455/2, Near Ramkrushna Park, Takali Road, Village- Nashik, Taluka – Nashik, District – Nashik, Pin Code – 422 101, State - Maharashtra, Country – India belongs **Shri.Sandesh Suresh Pardeshi & Sau.Mamta Sandesh Pardeshi & Shri.Sagar Suresh Pardeshi & Sau.Manju Sagar Pardeshi.**

Boundaries of the property.

- North : Survey No.13
- South : Plot No.11
- East : 9.00 -Meter-Wide Colony Road
- West : Adjoining Survey No.454

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and Fair Market Value for this particular purpose ₹ **69,84,387.00 (Rupees Sixty-Nine Lakh Eighty-Four Thousand Three Hundred Eighty-Seven Only)**. As per Site Inspection Construction **40% Work Completed** on Site.

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 valuation 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: 2024.12.27 12:42:12 +05'30'

Auth. Sign.



**Sharadkumar B. Chalikwar**  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09  
Encl: Valuation report

*Received*  
*30/12/24*



**Nashik:** 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA  
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