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MSME Reg No: UDYAM-MH-18-U08561

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/01/2025/013514/2309958

07/01/2025

Date: 07.01.2025

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 109, 1<sup>st</sup> Floor, "Sukan Heights", Behind GST Bhavan, Damodar Nagar, Pathardi Phata, Plot No. 13+14+17+18+19, Vikrikar Bhavan Road, Village - Pathardi, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 010, State - Maharashtra, Country - India belongs to **Shri. Yogesh Dilip Joshi**.

Boundaries	:	Building	Flat
North	:	Plot No. 15 & 20	Marginal Space
South	:	Plot No. 12 & 16	Flat No. 108
East	:	18.00 Mtr. Colony Road	Passage & Flat No. 110
West	:	7.50 Mtr. Colony Road	Marginal Space & Road

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 **₹ 40,62,000.00 (Rupees Forty Lakh Sixty Two 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.

**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: 2025.01.07 17:12:59 +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

Received  
*[Signature]*