

www.vastukala.co.in

Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 28

Vastu/Nashik/01/2025/014021/2310325 31/18-444-PSPRUP Date: 30.01.2025

MSME Reg No: UDYAM-MH-18-008361; An ISO 9001: 2015 Certified Company

CIN: U74120MH2010PTC207869

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 04, 1st Floor, "Sai Sanjeevani Co-op. Hsg. Soc. Ltd.", Plot No. 01, Dr. Babasaheb Ambedkar Marg, Near Saibaba Temple, Village - Nashik, Taluka - Nashik, District - Nashik, PIN code - 422 006, State - Maharashtra, India belongs to Mr. Anil Vaman Patil & Mrs. Mayuri Shankar Patil.

Boundaries	:	Building	Flat
North	:	Other Residential Building	Passage & Flat No. 03
South	1 :	Road	Marginal Space
East	:	Internal Road	Open Space
West	:	Open Plot	Flat No. 05

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 ₹ 16,84,380.00 (Rupees Sixteen Lakh Eighty Four Thousand Three Hundred Eighty 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 Consultants (i) Pvt. Ltd., ou=M

email=manoj@vastukala.org, c=lf Date: 2025.01.31 10:33:54 +05'30'

Director

Auth. Sian

Manoj Chalikwar

Govt. Reg. Valuer Chartered Engineer (India) Reg. No. IBBI/RV/07/2018/10366

Janta Sahkari Bank LTD Empanelment No.: 000000000

Encl.: Valuation report



Nashik: 4, 1st Floor, Madhusha 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

Our Pan India Presence at:

Nanded Mumbai

Nashik Rajkot ♀ Aurangabad ♀ Pune ♀ Indore

Regd. Office

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

***** +91 22 47495919

mumbai@vastukala.co.in www.vastukala.co.in