

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: BOB/ Ro Office /Mr Sanjay Shamrao Patil &Others (14061/2310350) Page 2 of 24

Vastu/Nashik/01/2024/14061/2310350
31/24-469-SRSP
Date: 31.01.2025

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1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Bungalow , Ground Floor + First Floor + Second Floor, " Hari Om Bungalow ", On Plot No. 21, Survey No. 700/2A/21, Final Plot No. 428, Near Yajurveda Sahdev Nagar Garden, Sahdev Nagar, Village - Nashik, Taluka - Nashik, District – Nashik, PIN Code – 422 005, State – Maharashtra, Country – India belongs to **Mr.Sanjay Shamrao Patil Mrs. Usha Sanjay Patil**

Boundaries of the property.

Boundaries	Plot No. 21	Actual
North	Plot No.20	Plot No.20
South	Plot No.22	Plot No.22
East	Plot No.12	Plot No.12
West	6.00 M. Wide Colony Road	6.00 M. Wide Colony Road

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 at **₹ 94,10,952.00 (Rupees Ninety Four Lakh Ten Thousand Nine Hundred Fifty Two 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 valuation 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.org, c=IN
Date: 2025.02.01 11:18:45 +05'30'

Auth. Sign.



Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Reg. No. IBBI/RV/07/2018/10366
BOB Empanelment No.: ZO:MZ:ADV:46:941
Encl: Valuation Report.

[Handwritten Signature]
18.2.25

Nashik: 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road,
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