



VASTUKALA

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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/05/2024/989/17/008/01

27/05/2024

Date: 27/05/2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 401, Fourth Floor, A-Wing "Vivanta Residency" Survey No.163/ 1/ 40, Plot No.1, Near Audumber Banquet Lawns, Ayodhya Nagari, Meri - Rasbihari Link Road, Village - Nashik, Taluka - Nashik, District - Nashik, PIN Code - 422 004, State - Maharashtra, Country - India belongs to **Name of Owner: Shri. Popat Dhudaku Rajwanshi & Sau. Ashabai Popat Rajwanshi.**

Boundaries of the property.

Boundaries	Building	Flat
North	Plot No.2	Building Marginal Space
South	12.00 Meter Colony Road	Flat No. 404 of B-Wing, Duct & Lobby
East	12.00 Meter Colony Road	Flat No. 402 of A-Wing
West	Nala	Building Marginal Space

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 for this particular purpose at ₹ 36,93,600.00 (Rupees Thirty-Six Lakh Ninety-Three Thousand Six Hundred Only). As per Site Inspection 96% Construction Work is Completed. 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

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.

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.05.27 17:20:20 +05'30'

Auth. Sign.



Sayar Garkwad
28-5-24



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Our Pan India Presence at :

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