

# Vastukala Consultants (I) Pvt. Ltd.

VastuNashik/05/2024/00900/2306517  
30/05-377-PYBS  
Date: 30/05/2024

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. A - 604, Sixth Floor, A-Wing, "Roongta Elegante Apartment", Gat No. 309/ 1/ 2/ 3, Plot No. 16 to 22, Near Sanklecha Apartment, Swami Samarth Nagar, Vrindavan Nagar, Jatra - Nandur Road, Village - Adgaon, Taluka & District - Nashik, PINCode - 422203, State - Maharashtra, Country - India, belongs to Name of Owner: **Mr. Arunkumar Ramchandra Pandey & Mrs. Mohanidevi Arunkumar Pandey, Mr. Rishabhkumar Arunkumar Pandey.**

Boundaries of the property.

Boundaries	Building	Flat
North	Open Space	Lobby, Flat No. A - 605
South	Plot No. 15, 23 & 24	Side Margin
East	18.00 Mtrs. DP Road	Side Margin
West	Open Space	Staircase & Flat No. A - 607

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 **₹ 45,69,500.00 (Rupees Forty-Five Lakh Sixty-Nine Thousand Five Hundred Only)**. As per Site Inspection 60% 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: 2024.05.30 14:28:15 +05'30'

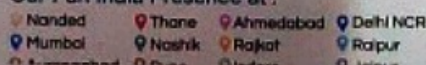
Auth. Sign.




*Manoj*  
paid 31/05/24  
at 11:13 AM

Nashik: 4, 1st Floor, Madhusha Elite, Vrindavan Nagar, Jatra Nandur Naka Link Road,  
Adgaon, Nashik-422003 (M.S.), INDIA  
Email: nashik@vastukala.co.in | Tel: +91 253 4066262/98903 80564

Our Pan India Presence at :


 Nanded Thane Ahmedabad Delhi NCR  
 Mumbai Nashik Rajkot Raipur  
 Bangalore Pune Lucknow Jaipur

**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

4th Floor, Vastukala Consultants (I) Pvt. Ltd.