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MSME Reg No: UDYAM-MH-18-U

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CIN: U74120MH2010PTC20

Valuation Report / BOB / R/O Nashik Branch / Mr. Shreekant Ramesh Kangane / 009435/2306862

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Vastukala Consultants (I) Pvt. Ltd.

Vastu/Nashik/06/2024/009435/2306862
24/1-306-RYBS
Date: 24.06.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.103, A - Wing, First Floor, " Alpine ", Survey No. 204/ 1/ 1D/ 2+204/ 1/ 1D/ 3, Next to Shree Varad Vinayak Mandir, Shiv Kurpa Nagar, Dr Nanasaheb Dharmadhikari Marg, Amrutdham, Village - Nashik, Taluka & District - Nashik, PIN Code – 422 003, State - Maharashtra, Country - India. belongs to Name of Owner: **Mr. Shreekant Ramesh Kangane.**

Boundaries of the property.

Boundaries	Building	Flat
North	By S.No.204 Part	By Wing-A Flat No.102
South	By Road	By Marginal Space
East	By 9.00 Mtrs. Colony Road	By Marginal Space
West	By S. No. 204/ 1/ 1D/ 1	By Wing-A Flat No.106

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 ₹48,97,800.00 (Rupees Forty-Eight Lakh Ninety-Seven Thousand Eight Hundred Only). As per Site Inspection 43% 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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.06.24 10:41:50 +05'30'

Director

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



Received
21/7/2024



Nashik: 4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra Mandi Naka Link Road,
Adgnor, Nashik-422003 (M.S), INDIA
Email: nashik@vastukala.co.in | Tel: +91 263 4068282/98993 80584

Our Pan India Presence at:

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Regd. Office

BI-001, U/B Floor, BOCAMERANG, Chandivoli Farm, Ro
Powai, Andheri East, Mumbai -400072, (M.S), India

+91 22 47499918

mumbai@vastukala.co.in

www.vastukala.co.in