Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/08/2024/010369/2307822
09/7-100-CCB/5
Date: 09.08.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.605, Sixth Floor, Wing-B, Building No.2, **" Kalpataru Baug – Phase-2 "** Gat No.2658/1/1, Opposite Dynamic Health Club , Shivaji Nagar, At- Ozar , Taluka- Niphad, District - Nashik, PIN Code – 422 206,State – Maharashtra, Country – India belongs **Mr.Anant Arun Kshirsagar & Mrs.Chaitali Anant Kshirsagar**

Boundaries of the Property

Boundaries	Flat	Building
North	Flat No.604	Gat No.2659
South	Side Margin	Gat No.2657
East	Side Margin	12 Meter Road
West	Passage and Duct	Gat No.2656

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 **₹ 23,14,200.00 (Rupees Twenty-Three Lakh Fourteen Thousand Two 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
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbai, email=mumbai@vastukala.org, c=IN
Date: 2024.08.09 14:06:11 +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.

18/08/2024
SUDHIR SURYAVANSHI