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MSME Reg No: UDYAM-MH-18-008
An ISO 9001 : 2015 Certified Comp
CIN: U74120MH2010PTC207

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/08/2024/010658/2307752
19/10-230-RUPBS
Date: 19.08.2024

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 805, 8th Floor, "Shivalik Status", Near Khandoba Temple, Sonawane Marg, Plot No. 1, Chetana nagar, Rane Nagar, Village - Nashik, Taluka - Nashik, District - Nashik, Nashik, 422010, State - Maharashtra, India belongs to M/S. YOGESHWAR BUILDCON. Name of Proposed Purchaser is Mr. Kunal Sunil Bhamare.

Boundaries	:	Building	Flat
North	:	By 18-00 Mtrs. D.P. road and 12-00 Mtrs. colony road	By Marginal Space and 12 Mtrs. Road.
South	:	By Part of S. No. 904.	By Flat No. 806.
East	:	By 18-00 Mtrs. D. P. road and Part of S. No. 904.	By side marginal space
West	:	By 12-00 Mtrs. colony road and Plot No. 2.	By Passage and Flat No. 804.

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at ₹ 59,40,000.00 (Rupees Fifty Nine Lakh Forty Thousand Only) After completion of construction works. As per Site Inspection 30% 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 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: 2024.08.19 14:56:18 +05'30'

Auth. Sign.



Manoj Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. IBBV/RV/07/2018/10366
Bank Of Baroda Empanelment No.: ZO :MZ:ADV:46:941

Received
20/08/2024



End : Valuation report

Head Office: 4, 1st Floor, Madhujoshi Estate, Chundavadi Nagar, Juhu Beach, New Link Road, Andheri West - 400052 (M.S.), INDIA
Email: mumbai@vastukala.co.in Tel: +91 22 42429918/2307752

- Our Pan India Presence at:
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Regd. Office
B1-001, U/B Floor, BLDWBRANK, Chundavadi Form Road, Andheri East, Mumbai - 400072 (M.S.) India
+91 22 42429918
mumbai@vastukala.co.in
www.vastukala.co.in