

## VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 1, 1<sup>st</sup> Floor, "Shriram", Near Shanti Niketan Udyan, Plot No. 7, Pramod Nagar, Swami Vivekanand Marg, Village - Nashik, Taluka - Nashik, District - Nashik, Nashik, 422013, State - Maharashtra, India belongs to **Puja Arun Patil**.

Boundaries	:	Building	Flat
North	:	Adj. Society Plan Bungalow Number 23 & 26	Adj. Marginal Space
South	:	Adj. 9 M. Road	Adj. Marginal Space
East	:	Adj. 9 M. Road	Adj. Marginal Space
West	:	Adj. Ashwathaya Building	Adj. Lobby & Staircase

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 **₹ 2,20,19,000.00 (Rupees Two Crore Twenty Lakh Nineteen Thousand Only) After completion of construction works**. As per Site Inspection 64% 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**

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.08.27 17:17:42 +05'30'

Auth. Sign.

Director



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

State Bank of India Empanelment No.: NZO /CR/22-23/39

Encl.: Valuation report

*Shrujay*  
04/09/2024

**Nashik:** 4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA  
E-mail: nashik@vastukala.co.in | Tel : +91 253 4068262/98903 80564

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**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

🌐 www.vastukala.co.in

