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MSME Reg No: UDYAM-MH-18-008561
An ISO 9001 : 2015 Certified Company
CIN: U74120MH2010PTC207861

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/09/2024/011492/2308369
26/8-375-RVBS
Date: 26.09.2024

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 804, 8th Floor, Wing - A, "Shivalik Sky Green", Near Aai Tulja Bhavani Mandir, Dnyaneshwar Nagar, Pathardi Road, Village - Pathardi, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 010 belongs to Shri. Deepakrao Vikram Patil & Sau. Priyanka Dipakrao Patil.

Boundaries	Building	Flat
North	: Survey No. 328/ 1/ 1	Lift, Duct & Passage
South	: 12.00 Mtr. Wide Road	Side Margin Space & 12.00 Mtr. Wide Road
East	: Survey No. 333 Part	Side Margin Space
West	: Survey No. 328/ 1/ 1	Passage, Staircase & Flat No. 801 A Wing

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 ₹ 41,64,000.00 (Rupees Forty One Lakh Sixty Four Thousand Only) After completion of construction works. As per Site Inspection 46% 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.co.in, c=IN)
Date: 2024.09.26 14:13:44 +05'30'

Auth. Sign.

Director



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



Received
15/10/24

End.: Valuation report

Nashik: 4, 1st Floor, Madhusha Estate, Vrundavan Nagar, Jatra Nandu Naka Link Road,
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Our Pan India Presence at:

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