

## Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 26

CIN: U74120MH2010PTC207869

Vastu/Nashik/10/2024/011680/2308560 08/19-100-RVBS Date: 08.10.2024

MSME Reg No: UDYAM-MH-18-UU8561 An ISO 9001: 2015 Certified Company

## VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 01, 1st Floor, "Shivam Pride", Behind Yogesh Beer Bar & Restaurant, Plot No. 5 (Old Plot No. 48) Grampanchayat Milkat No. 630, Mumbai - Agra Road, Village - Jaulake Dindori, Taluka - Dindori, District - Nashik, Nashik, PIN Code - 422 206, Country - India belongs to Shri. kailas Shantaram Gavli & Sau. Manisha Kailas Gavli.

Boundaries	:	Building	Flat
North	:	Adj. Gat No. 175 & 176	Flat No. 02
South	:	Colony Road	Open to Sky & Side Margin
East		Old Plot No. 49 Means New Plot No. 6	Lobby, Stricase, Duct, Flat No. 04
West	:	Old Plot No. 47 Means New Plot No. 4	Open to Sky & Side Margin

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 ₹ 19,00,800.00 (Rupees Nineteen Lakh Eight Hundred Only) After completion of construction works. As per Site Inspection 71% 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.

Digitally signed by Manoj Chalikwar DN: cn=Manoj Chalikwar, o=Vastukala Manoj Chalikwar Consultants (i) Pvt. Ltd., ou=Mumbal emall=manoj@vastukala.org, c=!N Date: 2024.10.08 18:00.39 +05'30'

Director

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

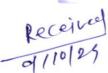
Reg. No. IBBI/RV/07/2018/10366

Bank Of Baroda Empanelment No.: ZO :MZ:ADV:46:941

Encl.: Valuation report

Auth. Sign.





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