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MSME Reg No: UDYAM-MH-18-008361 An ISO 9001: 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/10/2024/011805/2308636 16/4-176-RVBS

Date: 16.10.2024

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 602, 6th Floor, "Rivera Sky Garden", Behind Serene Meadows, Near Shri Shani Maharaj Mandir, Dhruv Nagar, Someshwar-Satpur Link Road, Right Canal Road, Village - Gangapur, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 012, State -Maharashtra, Country - India belongs to Mrs. Sangeeta Rajesh Pandit & Mr. Rajesh Shrichandrika Pandit.

Boundaries	:	Building	Flat
North	:	Adjoining S. No. 47	Duct / Passage, Lift & Part of Flat No 601
South	:	Remaining Area of S. No. 49/ 3 DJ Riva Meadow Apt & Approach Road Area	Marginal Space
East	:	Adjoining S. No. 49/ 4	Marginal Space
West		Remaining Area of S. No. 49/3	Flat No. 603

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 ₹ 35,94,800.00 (Rupees Thirty Five Lakh Ninety Four Thousand 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) Pvr. Ltd., ou=Mumbal, email=manoj@vastukala.org, c=IN Date: 2024.10.16 11:51:12 +05'30'

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

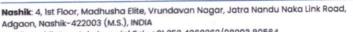
Reg. No. IBBI/RV/07/2018/10366

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

Encl.: Valuation report







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