

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 602, 6th Floor, "Riviera 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.**

Manoj Chalikwar

Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbal,
email=manoj@vastukala.org, c=IN
Date: 2024.10.16 11:51:12 +05'30'

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



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

Our Pan India Presence at :

📍 Nanded 📍 Thane 📍 Ahmedabad 📍 Delhi NCR
📍 Mumbai 📍 Nashik 📍 Rajkot 📍 Raipur
📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

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

