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## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/09/2024/011235/2308199 16/16-205-RUPBS Date: 16.09.2024

## VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 503, 5th Floor, "Shivganga Avenue-D", Near Marigold Bungalow, Narhari Nagar, Pathardi Phata, Plot No. 17/18, Damodar Nagar, Village -Pathardi-1, Taluka - Nashik, District - Nashik, Nashik, 422010, State - Maharashtra, India belongs to Shri. Akshay Rajaram Shelar & Shri, Sagar Rajaram Shelar.

Boundaries	:	Building	Flat
North	:	Bungalow	Building Staircase, Passage & Flat No. 502
South	:	Road	Side Marginal Space
East	:	Road	Side Marginal Space & Colony Road
West	:	Building	Passage, Duct & Flat No. 504 & 505

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 ₹ 27,80,000.00 (Rupees Twenty Seven Lakh Eighty Thousand Only) After completion of construction works. As per Site Inspection 86% 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 Consultants (i) Pvt. Ltd., ou=Mumbal,

Digitally signed by Manoj Chalikwar DN: cn=Manoj Chalikwar, o=Vastukala email=manoj@vastukala.org, c=lN Date: 2024.09.16 17:23:41 +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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