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MSME Reg No: UDYAM-MH-18-UUBS
An ISO 9001 : 2015 Certified Company
CIN: U74120MH2010PTC2078

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/11/2024/012389/2309056
15/2-141-RVBS
Date: 15.11.2024

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 203, 2nd Floor, Wing - A, "Dream Paradise", Opposite Arambh Medicare, Medage Nagar, Plot No. 3+4, Ambad Satpur - Link Road, Village - Chunchale, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 010, State - Maharashtra, Country- India belongs to **Shri. Shantanu Kishor Ugale & Sau. Maya Kishor Ugale**.

| Boundaries | : | Building | Flat |
|------------|---|--------------------------------------|----------------------------------|
| North | : | 30.00-Meter-wide DP Road | Open |
| South | : | Proposed 9.00-Meter-wide Colony Road | Duct, Lift & Flat No. 202 A Wing |
| East | : | Plot No.5 | Passage & Flat No. 204 A Wing |
| West | : | Proposed 9.00-Meter-wide Colony Road | Open |

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 **₹ 30,52,400.00 (Rupees Thirty Lakh Fifty Two Thousand Four 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=Mumbai, email=manoj@vastukala.
co.in, c=IN
Date: 2024.11.15 11:00:28 +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

End.: Valuation report

Revised
21/11/24

Nashik: A, 1st floor, Madhusahi Bldg, vrundavan nagar, Jyoti khandu heko (The Road),
Adgaon, Nashik - 422003 (M.S.), INDIA
Email: nashik@vastukala.co.in | Tel: +91 253 4068263/98903 89564

Our Pan India Presence at:

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Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivoli Farm Road,
Powai, Andheri East, Mumbai - 400072, (M.S.), India

☎ +91 22 47495919
✉ mumbai@vastukala.co.in
🌐 www.vastukala.co.in