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MSME Reg No: UDYAM-MH-18-UU8361
An ISO 9001 : 2015 Certified Company
CIN: U74120MH2010PTC207861

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/11/2024/012393/2309060
15/B-145-RVBS
Date: 15.11.2024

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 204, 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, 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	Lobby & Staircase
East	:	Plot No.5	Flat No. 201 B Wing
West	:	Proposed 9.00-Meter-wide Colony Road	Passage & Flat No. 203 A Wing

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 ₹ 22,20,400.00 (Rupees Twenty Two Lakh Twenty 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.org, c=IN
Date: 2024.11.15 14:37:13 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

End.: Valuation report



Nashik: A, 1st Floor, Madhusha Estate, Vrundavan Nagar, Jatra Nashik Road Link Road,
Adgaon, Nashik-422002 (M.S.), INDIA
Email: nashik@vastukala.co.in Tel: +91 263 4068263/8003 80664

Our Pan India Presence at:

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Regd. Office

81-001, U/B Floor, BOOMERANG, Chendival Form Road,
Powai, Andheri East, Mumbai 400072 (M.S.), India

+91 22 47496018

mumbai@vastukala.co.in

www.vastukala.co.in

www.vastukala.co.in