



VASTUKALA
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MSME Reg No: UDYAM-MH-18-0000

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC2078

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/11/2024/012581/2309193

25/13-278-RIJPRJ

Date: 25.11.2024

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. A-406, 4th Floor, Wing - A, "Vraj Landmark 1A", Near Vibgyor School, Samarth Nagar, Plot No. 1A, Village - Nashik, Taluka - Nashik, District - Nashik, Nashik, Pincode - 422 004, State - Maharashtra, India belongs to **Mr. Dhananjay Vijay Joshi & Mrs. ANuja Dhananjay Joshi.**

Boundaries	:	Building	Flat
North	:	Adj. APMC Plot No. 07	Side Margin
South	:	30.00 Mtrs. Road	Lobby & Flat No. 405
East	:	Adj. Plot No. 1B	Flat No. 401
West	:	18.00 Mtrs. Road	Side Margin

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 **₹ 38,53,200.00 (Rupees Thirty Eight Lakh Fifty Three Thousand Two Hundred 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

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: 2024.11.26 17:49:23 +05'30'

Handwritten signature
Auth. Sign.

Director



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: 4, 1st Floor, Madhushahar EBR, Vrushabhvan Nagar, Jyoti Mandir Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA
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Our Pan India Presence at:

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