



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 28

Vastu/Nashik/12/2024/013129/2309640

17/23-338-RVBS

Date: 17.12.2024

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 06, 6th Floor, "Shriniwas Apartment", Near Kalika Park Garden, Jagtap Nagar, Plot No. 6, off Untwadi Road, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 002, State - Maharashtra, Country - India belongs to **Shri. Dhiraj Vijay Bagul & Sau. Harshal Dhiraj Bagul**.

Boundaries	:	Building	Flat
North	:	Plot No. 07	Side Margin & Plot No. 07
South	:	Plot No. 05	Side Margin & Plot No. 05
East	:	6.00 Mtr. Wide Colony Road	Side Margin & 6.00 Mtr. Wide Colony Road
West	:	Open Space	Side Margin & Open Space

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 **₹ 52,98,400.00 (Rupees Fifty Two Lakh Ninety Eight Thousand Four Hundred Only) After completion of construction works**. As per Site Inspection 56% 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.org, c=IN
Date: 2024.12.17 18:27:27 +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



Received
19/12/2024

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 Rajpur
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

