

MSME Reg No. UDYAM-MH-18-0083617 An ISO 9001: 2015 Certified Company CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Vastu/Nashik/12/2024/013388/2309844 28/16-542-CCRJ Date: 28.12.2024

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 703, 7th Floor, "Kalpataru Heights", Behind Chirayu Panchakarma, Nr. Mauli Lawns, Plot No. 28, Gulmohar Colony, Ambad Kamathwde Link Road, Taluka - Nashik, District - Nashik, 422008, State - Maharashtra, India belongs to Mr.Dilip Shivmurti Bondar & Mrs. Surekha Dilip Bondar.

Boundaries	Building	Flat
North	80 Fts Colony Road	Marginal Space
South	Plot No.33 & 34 Paiki Area	Lobby, Lift
East	Plot No.29	Marginal Space
West	Plot No.27	Flat No.702 and Marginal 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 ₹ 72,30,300.00 (Rupees Seventy Two Lakh Thirty Thousand Three 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

Digitally signed by Manoj Chalikwar

DN: cn=Manoj Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbal, email=manoj@vastukala.org, c=IN Date: 2024.12.28 17:15:26 +05'30'

Director

Auth. Sign.



Manoj Chalikwar

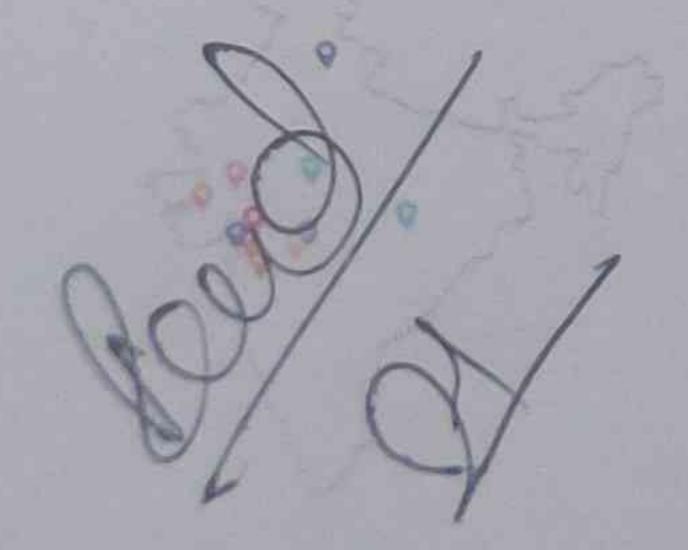
Govt. Reg. Valuer

Chartered Engineer (India)

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

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

Encl.: Valuation report



Nashik: 4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA

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