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

Vastukala Consultants (I) Pvt. Ltd.

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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

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: 2024.12.28 17:15:26 +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

Encl.: Valuation report

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

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Regd. Office

BI-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