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# Vastukala Consultants (I) Pvt. Ltd.

Vastu/Nashik/12/2024/013412/2309872  
31/8-570-CCBS  
Date: 31.12.2024

## VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 401, 4<sup>th</sup> Floor, "Vishwaraj Heights", Near Aditya Hall, Plot No. 1, Siemens Colony, Rane Nagar, Village - Nashik, Taluka - Nashik, District - Nashik, 422009, State - Maharashtra, India belongs to **Mr.Nilesh Dattatray Yeole & Mrs.Sunita Nilesh Yeole**.

Boundaries	:	Building	Flat
North	:	Survey No.892	Marginal Space
South	:	Plot No.2	Marginal Space
East	:	18 Meter DP Road	Marginal Space
West	:	Plot No.8 & 9	Lift ,Staircase & Flat No.402

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 **₹ 57,96,000.00 (Rupees Fifty Seven Lakh Ninety Six Thousand Only) After completion of construction works**. As per Site Inspection 64% 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: 2024.12.31 16:08:54 +05'30'

Auth. Sign.

Director

**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  
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