

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 301, 3rd Floor, Wing - F, "Shreeji Celestia", Near Indigo Park, Sadguru Nagar, off Old Canal Link Road, Village - Nashik, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 009, State - Maharashtra, India belongs to **Mrs. Swara Vivek Murtadak & Mr. Vivek B. Murtadak.**

Boundaries	:	Building	Flat
North	:	S. No. 790	Marginal Space
South	:	7.50 Mtrs. Road & S. No. 791/ 2	Flat No. F-304
East	:	Jogging Track & DP Road	Flat No. F-302
West	:	S. No. 792	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 **₹ 99,73,200.00 (Rupees Ninety Nine Lakh Seventy Three Thousand Two 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: 2025.01.03 15:57:05 +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

Our Pan India Presence at :

- Mumbai
- Thane
- Ahmedabad
- Delhi NCR
- Aurangabad
- Nashik
- Rajkot
- Raipur
- Pune
- Indore
- Jaipur

Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powal, Andheri East, **Mumbai** :400072, (M.S), India

+91 22 47495919
mumbai@vastukala.co.in
www.vastukala.co.in