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MSME Reg No: UDYAM-MH-18-008561

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/01/2025/013544/2309963

07/12-82-RVBS

Date: 07.01.2025

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 301, 3rd Floor, "Saffron Castle", Behind Cutie-Pie International Preschool, Asha Nagar, Mane nagar, Plot No. 16+17+18, Off Meri - Rasbihari link Road, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 003, State - Maharashtra, Country - India belongs to **Shri. Harshal Bhivsan Khairnar & Sau. Jayshree Harshal Khairnar**.

Boundaries	:	Building	Flat
North	:	7.50 Mtr. Colony Road	Lift, Staircase & Flat No. 302
South	:	Plot No. 15	Side Margin & Plot No. 15
East	:	9.00 Mtr. Colony Road	Side Margin & 9.00 Mtr. Colony Road
West	:	Adj. S. No. 229/ 1A/ 1	Side Margin & Adj. S. No. 229/ 1A/ 1

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 **₹ 80,08,000.00 (Rupees Eighty Lakh Eight Thousand Only) After completion of construction works**. As per Site Inspection 23% 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: 2025.01.07 18:14:41 +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

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