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MSME Reg No: UDYAM-MH-18-0083

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC20786

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/02/2025/014166/2310419

06/7-69-RVRJ

Date: 06.02.2025

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 401, 4th Floor, Wing - B, "Lenkar's Majestiq", Near Hotel Panchami, Dr.Homi Bhabha Nagar, Plot No. 1, Final Plot No. 40 (Part) TPS-II, Mumbai - Agra Road, Village - Nashik, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422011, State - Maharashtra, Country - India belongs to **Shri. Kirankumar Eknath Wankhede & Mrs. Vidhi Kirankumar Wankhede**.

Boundaries	:	Building	Flat
North	:	By Mumbai Agra Road	Lift/ Staircase
South	:	By Survey No. 513/ 1/ A	Marginal Space/ Wall Compound
East	:	By Plot No. 02 of Survey No. 513/ 1/ B, F.P. No. 40 (Part), TPS-II of Nashik Shiwar Balance area 2520 Sq.mtrs. out of 6000 Sq.mtrs.	Marginal Space/ Wall Compound
West	:	By 9.00. Meter Road	Duct/ Flat No. B-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 **₹ 64,06,400.00 (Rupees Sixty Four Lakh Six Thousand Four Hundred Only) After completion of construction works**. As per Site Inspection 57% 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: 2025.02.06 16:58:16 +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



Received
12/2/25

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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