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MSME Reg No: UDYAM-MH-18-0087  
An ISO 9001 : 2015 Certified Company  
CIN: U74120MH2010PTC207865

# Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/02/2025/014191/2310444  
07/13-94-RUPRJ  
Date: 07.02.2025

## VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 603, 6<sup>th</sup> Floor, Wing - A, "Samruddhi Sky Greens", Near Grape Embassy & Zatkan Misal, Makhmalabad Road, Village - Makhmalabad, Taluka - Nashik, District - Nashik, Nashik, 422003, State - Maharashtra, India belongs to **Mr. Satish Suresh Waghchaure & Mrs. Preeti Satish Waghchaure**.

| Boundaries | : | Building            | Flat                                       |
|------------|---|---------------------|--------------------------------------------|
| North      | : | By Survey No. 137   | By Flat No. 602 in A Wing                  |
| South      | : | By Survey No. 486   | By Flat No. 604 in A Wing                  |
| East       | : | By 100 Ft. Road     | By Marginal Space                          |
| West       | : | By Survey No. 137/6 | By Lobby, Passage & Flat No. 606 in A Wing |

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 **₹ 55,02,000.00 (Rupees Fifty Five Lakh Two Thousand Only) After completion of construction works**. As per Site Inspection 66% 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: 2025.02.07 18:12:55 +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

Received  
14/2/25

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