



VASTUKALA
Unlocking Excellence

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MSME Reg No: UDYAM-MH-18-008361

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/11/2024/012700/2309289
30/13-374-RVBS
Date: 30.11.2024

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 501, 5th Floor, Building No 2, Wing - A, "Kalpataru Baug Phase-2", Opposite Dynamic Health Club, Shivaji Nagar, off Deola - Nashik Road, Village - Ozar Township, Taluka - Niphad, District - Nashik, Nashik, PIN Code – 422 206, State - Maharashtra, Country - India belongs to **Mr. Sanoj Kumar & Mrs. Sarika Kumari**.

Boundaries	:	Building	Flat
North	:	Gat No.2659	Passage & Duct
South	:	Gat No.2657	Side Margin
East	:	12 Meter Road	Flat No. 501 Wing B
West	:	Gat No.2656	Flat No. 502

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 **₹ 25,99,000.00 (Rupees Twenty Five Lakh Ninety Nine Thousand 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: 2024.11.30 15:49:20 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

State Bank of India Empanelment No.: NZO /CR/22-23/39

Encl.: Valuation report

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Sanoj