Vastu/Nashik/07/2024/0010209/2307478
29/23-482-CHBS
Date: 29.07.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.203, Second Floor, **" Yash Park Apartment "**, Survey No.65/2/B, Plot No.3, Near Motiwala Collage, Dhruv Nagar, Gangapur Satpur Link Road,Village – Gangapur , Taluka & District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India belongs to **Mr.Rahul Ganesh Shah & Mrs.Meenakumari Ganesh Shah**

Boundaries of the property.

Boundaries	Flat
North	Side Marginal Open Space
South	Side Marginal Open Space
East	Back Side Marginal Space
West	Flat No.202, Staircase & Lift

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 45,06,600.00 (Rupees Forty-Five Lakh Six Thousand Six Hundred Only).** As per Site Inspection **64%** Construction Work is Completed

The valuation of the property is based on the documents produced by the concern. Lsegal aspects have not been taken into considerations while preparing this valuation 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, emailaddress=manoj@vastukala.org, c=IN
Date: 2024.07.29 17:28:39 +05'30'

Director

Auth. Sign.

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Reg. No. IBBI/RV/07/2018/10366
BOB Empanelment No.: ZO:MZ:ADV:46:941
Encl: Valuation report.