

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 703, 7th Floor, Wing - G, "Parksyde Nest", Phase - I, Opp. To Rasbihari International School, Near Bali Mandir, Hanuman Nagar, Mumbai - Agra Road, Village - Nashik, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 003, State - Maharashtra, India belongs to **Mr. Rahul Prabhakar Lad & Mrs. Sonal Raghunath Khedkar (Alias) Mrs. Sonal Rahul Lad.**

Boundaries	:	Building	Flat
North	:	Adj. Survey No. 257 (P) & 254 (P)	Wig F
South	:	24.00 Mtr. D.P Road	Flat No. G-704
East	:	Adj. Survey No. 225	Marginal Space
West	:	Adj. Survey No. 256/ 2 to 6/1 & 6	Duct & Flat No. G-702

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 **₹ 55,65,000.00 (Rupees Fifty Five Lakh Sixty Five Thousand Only) After completion of construction works.** As per Site Inspection 31% 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: 2024.10.08 15:02:50 +05'30'



Director

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
09/10/24

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