

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 404, 4th Floor, "Ganesh Avenue Apartment", Someshwar Lawns, Plot No. 2+3, Gangapur Road, Village - Gangapur, Taluka - Nashik, District - Nashik, 422222, State - Maharashtra, India belongs to **Shri.Kiran Shivdas Hire & Sau.Asha Shivdas Hire**.

Boundaries	:	Building	Flat
North	:	Plot No.1	Marginal Space
South	:	Plot No.4	Staircase ,Lift & Passage
East	:	Canal	Flat No.401
West	:	7.50 Meter Colony Road	Marginal Space

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 **₹ 71,30,400.00 (Rupees Seventy One Lakh Thirty Thousand Four Hundred Only)**.

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,
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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

Received
Manoj Chalikwar