

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. I1-401, 4th Floor, Building No I, Wing - I1, "HAPPY LIFE AT APNA GHAR PHASE-III", Behind Serene Meadows, Canal Road, Someshwar - Satpur Link Road, Village - Gangapur, Taluka - Nashik, District - Nashik, Nashik, 422 013, State - Maharashtra, India belongs to **Mrs. Irsha Dilip Kharat & Mr. Dilip Gangaram Kharat.**

Boundaries	:	Building	Flat
North	:	Building K	Internal Road
South	:	Building H wing	Wing I1 Flat No. 404
East	:	Samraat Apna Ghar Phase I S. No. 49-1-2	Wing I1 Flat No. 402
West	:	Building L	Internal Road

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 **₹ 42,94,400.00 (Rupees Forty Two Lakh Ninety Four Thousand Four Hundred Only) After completion of construction works.** As per Site Inspection 71% 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.**

**Sharadkumar
Chalikwar**
Director

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=C.M.D, email=cmd@vastukala.org, c=IN
Date: 2025.01.04 17:02:39 +05'30'

Auth. Sign.



Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

Union Bank of India Empanelment No.: RO/CR/30129/ 2020-21

End.: Valuation report

Galaxy A73 5G