Vastu/Nashik/08/2024/010938/2307960
31/22-438-RIUPBS
Date: 30.08.2024

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. C-502, 5th Floor, Wing - C, **"Ganesh Essence"**, Near Krushnai Lawns, Aurangabad Road, Nerkar Properties, Village - Nandur Dasak, Taluka - Nashik, District - Nashik, Nashik, 422101, State - Maharashtra, India belongs to **Shri. Vivek Marutirao Kangane & Sau. Prajakta vivek Kangane Alies Prajakta Rajendra Gite.**

Boundaries	:	Building	Flat
North	:	Row House	Staircase & Lobby
South	:	Road	D-Wing Flat No. 501
East	:	Podium & Garden	Marginal Space
West	:	Lawns	Passage, Duct & Staircase

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 **₹ 32,60,400.00 (Rupees Thirty Two Lakh Sixty 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.

Manoj Chalikwar

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

Received
3/9/24

End.: Valuation report