CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617

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Valuation Report Prepared For: BOB / SMS Branch / Shri. Raj Hasmukhlal Wasani (30392/46128)

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Vastu/Nashik/03/2023/30392/46128 17/06-322-CHSH Date:17.03.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.101, First Floor," Priyadarshini Apartment", Survey No. 35/3A,3B/4A,4B/6A,6B/1/1/35/7B (Previous Survey No. 35/3A+3B+4A +4B+6A+6B/1/1+35/7B), Plot No.5 Near Jadhav Hospital and Durga Mandir, Gulmohar Colony, Anand Nagar, Village - Deolali, Taluka & District - Nashik, PIN Code - 422 101, State - Maharashtra, Country - India belongs to Sau. Damyantiben Prahlad Patel & Shri. Prahlad Punjabhai Patel Name of Proposed Purchaser: Shri. Raj Hasmukhlal Wasani Boundaries of the property.

| Boundaries | Building | Flat |
|------------|-----------|-----------------------------|
| North | Road | Marginal Space |
| South | Open Plot | Flat No.102 |
| East | Road | Marginal Space |
| West | Building | Passage, Staircase and 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 `38,80,000.00 (Rupees Thirty Eight Lakh Eighty Thousand 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 valuation report.

Sign.

Auth

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO **CHALIKWAR**

Director

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.





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