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

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Valuation Report Prepared For: UBI / Gangapur Road, Nashik Branch / Mr. Nikhil Balasaheb Kshirsagar (2616/2301688) Page 2 of 23

Vastu/Nashik/07/2023/2616/2301688 18/07-313-CHV Date 19.07,2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 603, 6th Floor, " Saidatta Tower-B", Survey No. 19/2/A/1/19, Plot No. 19 to 20, Near Saikrupa Hospital, Omkar Nagar, Mhasrul-Makhmalabad Link Road, Village - Makhmalabad, Taluka & District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India belongs Mr. Hitesh Samjibhai Patel & Mr. Mahendrabhai Maganbhai Patel. Name of Proposed Purchaser Mr. Nikhil Balasaheb Kshirsagar & Mrs. Shobha Balasaheb Kshirsagar.

Boundaries of the property:

Boundaries	Building	Flat
North	Road	Flat No. 602
South	Building	Flat No. 604
East	Building	Marginal Space
West	Building	Lobby

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 and valued for this particular purpose at ₹ 25,59,200.00 (Rupees Twenty Five Lakh Fifty Nine Thousand Two Hundred Only). As per Site Inspection 64% 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 valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar Chalikwar Chalikwar B. Chalikwar

o=Vastukala Consultants (I) Pvt. Ltd ou=CMD, email=cmd@vastukala.org. Date: 2023.07.19 17:12:41 +05'30'

Auth. Sign.

Director

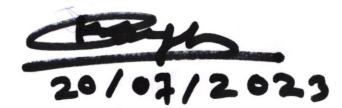
Sharadkumar B. Chalikwar

Govt. Reg. Valuer Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report.







Nashik: 4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.) E-mail: nashik@vastukala.org, Tel.: +91 253 4068262 / 9890380564

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Nashik

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