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Valuation Report Prepared For: SBI/ RACC Nashik Branch/ Shri. Suresh Vishwnath Gaikwad & Others (4035/2302756) Page 2 of 24

Vastu/Nashik/09/2023/4035/2302756 27/24-400-RYSH Date: 27.09.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 05, Second Floor, "Harsh Avenue", Survey No. 37 / 1 / 2 / 1, Plot No. 02, Near Borade Medical, Pawar Wadi, Eklahare Road, Village - Panchak, Taluka & District - Nashik, Nashik - 422 101, State - Maharashtra, Country - India belongs to Shri. Suresh Vishwnath Gaikwad & Sau. Manisha Suresh Gaikwad (Alias), Manisha Devidas Sadavarte.

Boundaries of the property:

Boundaries	Building	Flat
North	Road	Flat No.10
South	Gokul Dham Apartment	Flat No. 06
East	Road	Marginal Space & Road
West	Open Plot	Lobby & Flat No. 08

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 ₹ 34,84,500.00 (Rupees Thirty Four Lakh Eighty Four Thousand Five Hundred Only). As per Site Inspection 76% 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

MANOJ BABURAO **CHALIKWAR**

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer Chartered Engineer (India) Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Encl: Valuation report.

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