CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Valuation Report Prepared For: UBI / Gangapur Road Branch/ Miss. Preeti Samshersingh Chaudhary (005557/ 2303916) Page 2 of 23

Vastu/Nashik/12/2023/005557/2303916 12/9-145-RYBS Date 12.12.2023

VALUATION OPINION REPORT

This is to certify that the property Residential Flat No. A - 702, Seventh Floor, A - Wing, **"Hariom Landmark Apartment"**, Survey No. 326/ 1/ 1/ 1P, Plot No. 5+6+7, Near GD Sawant College, Narhari Nagar, Prashant Nagar, Pathardi Deolali Link Road, Village – Pathardi, Taluka & District -Nashik, PIN Code – 422010, State – Maharashtra, Country – India. belongs to Name of Proposed Purchaser: **Miss. Preeti Samshersingh Chaudhary.** Name of Owner: **M/s. Hariom Group.**

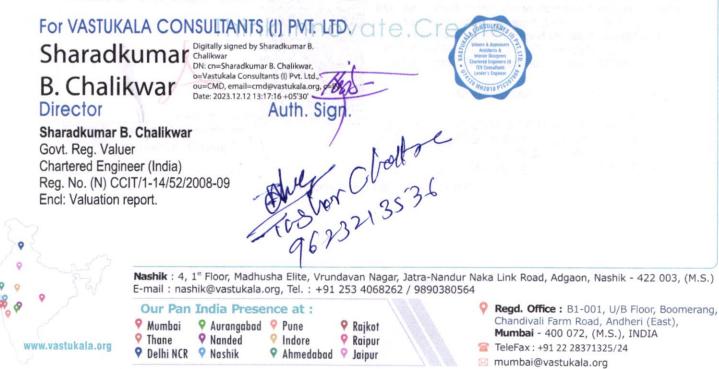
Boundaries of the property:

Boundaries		Building (As per Site)	Flat (as per Plan)			
North		Road	Marginal Space			
South		Road	Marginal Space			
East		Road	Staircase, Lift, Lobby and Flat No. A-701			
West		Row Houses	Marginal Space			

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 ₹ 67,68,000.00 (Rupees Sixty-Seven Lakh Sixty-Eight 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.

Hence certified



PROFORMA INVOICE

Vestukele Consultante (I) Put I td			Invoice No.			Dated		
	stukala Consultants (I) Pvt Ltd 001,U/B FLOOR,	PG-3742/23-2		23-24	3-24 12		2-Dec-23	
	OMERANG, CHANDIVALI FARM ROAD,		Delivery Note			ode/Terms of Payment		
ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org Buyer (Bill to) Union Bank of India Gangapur Branch Shree Ganesh Avanue, Gangapur road			Reference No. & Date. Buyer's Order No. Dispatch Doc No. 005557/2303916					
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Na	shik 422013		Dispatched through		D	stination		
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				CGST			270.00	
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Sa	mshersingh ChaudharyName of Owner: M/s. Ha	nom ,	c No.		3455050		SIIK	
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This is a Computer Generated Invoice