Delivery Note Date Buyer's Order No. RNER BRANCH Dispatch Doc No. Destination 005149/2303572 Dispatched through

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

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Valuation Report Prepared For: BOB / RO Nashik Branch / Mr. Pravin Sahebrao Patil & Others (5594/2303952) Page 2 of 26

Vastu/Nashik/12/2023/5594/2303952 13/22-181-RYRJ Date: 13.12.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 15, 5th Floor, "Dhruv Residency", Survey No. 91/ 2, Plot No. 15, Next to Motiwala Medical College, Near Dr. Ranjit Thatte Maternity Home, Dhruv Nagar, Gangapur - Satpur Link Road, Village - Gangapur, Taluka & District - Nashik, PIN Code - 422 007, State -Maharashtra, Country - India. belongs to Name of Owner: Mr. Pravin Sahebrao Patil & Mrs. Harshali Pravin Patil.

Boundaries of the property.

Boundaries of the property.		El J (sa nes Blan)
Boundaries	Building	Flat (as per Plan)
	Dist No. 46	Side Margin
North	Plot No. 16	Side Margin
South	Plot No. 14	
East	Plot No. 05	Side Margin
West	9.00 M. Wide Road	Lobby, Lift, Staircase & Flat No. 13 & 14

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 ₹ 30,07,800.00 (Rupees Thirty Lakh Seven Thousand Eight 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

MANOJ BABURAO CHALIKWAR

Auth. Sign

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

End: Valuation report.

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